

Planning Applications Report

**Planning Committee
23rd February 2023**

**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

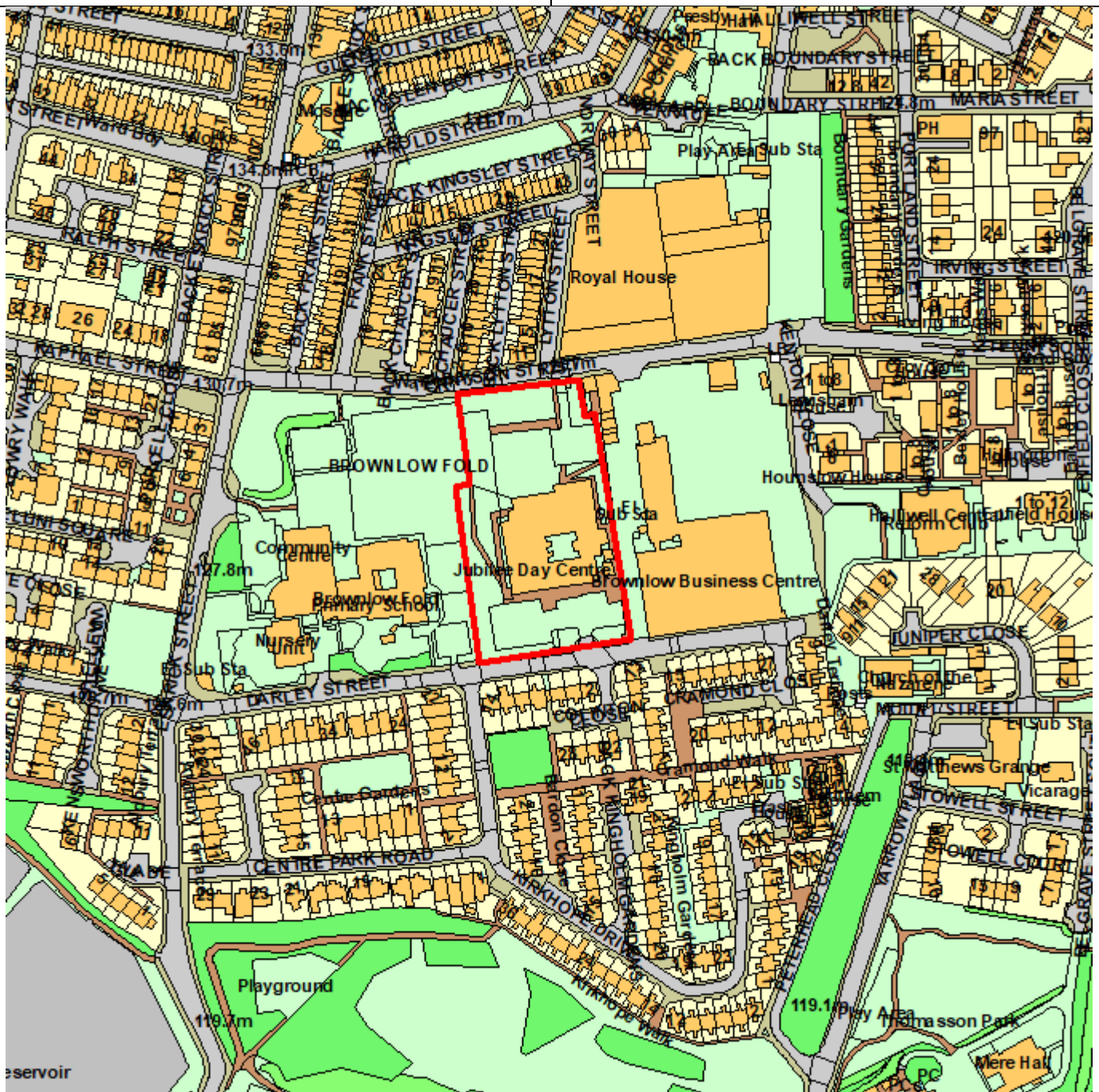
The background documents for this Report are the respective planning application documents which can be found at:-

www.bolton.gov.uk/planapps

Application Number 14930/22

Directorate of Place
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU
Telephone (01204) 333 333



Bolton
Council

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Date of Meeting: 23 February 2023

Application Reference: 14930/22

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

Outline Planning Permission
3 November 2022
19 March 2023
Beth Bradburn

Location

JUBILEE DAY CENTRE DARLEY STREET BOLTON BL1 3DX

Proposal

OUTLINE PLANNING PERMISSION FOR THE ERECTION OF A 3-STOREY PURPOSE BUILT MULTI-FAITH PRIMARY SCHOOL WITH ALL MATTERS RESERVED (EXCEPT FOR MEANS OF ACCESS AND SCALE)

Ward

Halliwell

Applicant: Department for Education

Agent: Miss Sarah Myers

OFFICER'S REPORT

Recommendation: Approve subject to conditions

Executive Summary

- The proposal is for outline permission with all matters reserved except for means of access and scale for the erection of a 3-storey purpose built primary school (Use Class F1) on the Jubilee Pool site along with the following:
 - Multi-use games area;
 - Soft and hard play areas;
 - Staff car parking; and
 - Designated drop off and pick up zone.
- The purpose-built primary school would be the permanent home for the Olive Primary School which is run by the Star Academies Trust which is currently on a temporary site at Ashton House, Waterloo Street. The temporary planning permission for the use of Ashton House will expire in July 2024.
- The school would have a two-form entry intake with a total planned admission number of 60 pupils per year group across ages 4 - 11, with a total capacity of 420 places.
- 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 application site is Council owned.
- 3 objections have been received.
- No objections have been received from consultees.
- The proposal is recommended for approval subject to planning conditions.

Proposal

1. This is an outline planning application with all matters reserved except for means of access and scale for the erection of a 3-storey purpose built primary school (Use Class F1). The proposed building equates to a total floor space of approximately 2,099sqm. Planning permission for the detailed appearance of the building and landscaping of the site will be sought through a reserved matters application.

2. The school would be located at the site of the current Jubilee Pool Centre. The Centre would be demolished, and the facility would be relocated to an alternative site. A 3-storey building will be erected in its place along with the following:
 - Multi-use games area;
 - Soft and hard play areas;
 - Staff car parking; and
 - Designated drop off and pick up zone.
3. The school would continue to operate as per its existing hours at the temporary Ashton House site and would be open from 08:30 - 14:45 Monday to Thursday and 08:30 - 11:45 on Fridays. There would also be a breakfast club all week and after school intervention and enrichment activities available which would extend these opening hours.
4. The school would have a two-form entry intake with a total planned admission number of 60 pupils per year group across ages 4 - 11, with a total capacity of 420 places.
5. The illustrative site layout submitted with this application indicates that the proposed building would be located centrally within the site. The remainder of the site will comprise a MUGA, soft and hard play areas, staff car parking and a dedicated drop off/pick up zone. The final layout of the site will be confirmed through a future reserved matters application.
6. The building would be 3 storeys in height and would extend to a height of 9.6m from the finished floor level to ceiling.
7. Vehicular access to the site would be one way, with access into the site taken from the existing access point on Darley Street and the exit will be on to Tennyson Street.

Background

8. The purpose-built primary school will be the permanent home for the Olive Primary School which is run by the Star Academies Trust, currently on a temporary site at Ashton House, Waterloo Street. Planning permission was granted in October 2021 under application ref: 07489/19 for the temporary change of use from an office to a school. The temporary permission enabled a permanent site for the school to be secured and expires in July 2024.
9. The DfE and Bolton Council explored a number of permanent site options for the school and the Jubilee Pool site was identified as the preferred one for the Trust. Heads of Terms with the Council were agreed on 20th March 2019.
10. The development requires relocation of the existing on-site facility to the former Firwood School, Crompton Way (approved by Cabinet in July 2019). Planning permission for the new facility was granted in September 2021 under application ref: 11535/21.
11. This application therefore seeks outline planning permission for the demolition of the current facilities on the site and the erection of the purpose-built primary school which would be the permanent home for Olive Primary School.

Site Characteristics

12. The site is located within Halliwell, approximately 2.25km from Bolton Town Centre, and is within a predominantly residential area.
13. Access to the site is currently taken from Tennyson Street to the north of the site and Darley Street to the south. The site is located wholly within Flood Zone 1, where land has a low probability of flooding with a less than a 1 in 1,000 annual probability of river or sea flooding.
14. There are no statutory environmental designations or heritage assets pertaining to, or in close proximity of the site. There are no Tree Preservation Orders on or near to the application site.
15. To the north of the site is Tennyson Street and beyond this are residential dwellings. To the east is Brownlow Business Centre and to the south of the site is Darley Street, beyond which are residential dwellings. To the west of the site is Brownlow Fold Primary School and Community Centre.
16. The site is sustainably located, and within walking distance of various local shops and services. The site is well served by public transport, bus stops are located adjacent to the site along Tennyson Street providing access to Bolton and Farnworth.
17. 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.
18. Other material planning considerations:
Supplementary Planning Document: General Design Principles; Accessibility, Transport and Safety.
National Planning Policy Framework (NPPF)

Analysis

19. 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.

The main issues to consider 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

- impact on sustainability
- flood risk/surface water runoff
- impact on biodiversity
- impact on crime and the fear of crime

Principle of Development

20. Core Strategy Policy A1.2 states that the Council will support the development of primary schools in locations accessible to the communities they serve.
21. The annual School Capacity Survey 2020 to 2021 provides National and Local Authority level information. As of March 2022, the survey provides evidence which demonstrates an extreme pressure for primary school places in Bolton. For example, there are currently 27 primary schools in Bolton which are full or have one or more pupils in excess of school capacity.
22. As such the proposed development will form an integral part of Bolton Council's strategy to increase primary school capacity and to provide a permanent home for Olive Primary School.
23. Paragraph 95 of the NPPF confirms that Local Planning Authorities should give great weight to the need to create, expand or alter schools and take a proactive and positive approach to development that will widen the choice in education. This proposal is aligned with Government objectives as set out within National Planning Policy.
24. The site is located within the area defined as Inner Bolton (Policy RA1). Policy RA1 confirms that inner Bolton is one of the Council's renewal areas and the supporting text for this policy confirms that renewal areas provide the "*focus for regeneration including... provision of education facilities*". Policy A1 of Bolton's Core Strategy supports the development of primary schools in locations accessible to the communities they serve. The site benefits from good public transport links and there are 4 bus stops located within 150m of the site which serve the surrounding catchment areas.
25. The proposal would provide a permanent primary school and would have a two-form entry intake with a total planned admission number of 60 pupils per year group across ages 4 - 11, with a total capacity of 420 places.
26. Therefore, given the location of the proposed site and its sustainable location amongst other similar teaching facilities and the existing businesses and infrastructure surrounding the site which would support such a development, and in meeting the needs of the existing community where the development would widen choice and innovation, the proposed building is considered acceptable. As such, the proposed development would be in accordance with Policies A1 and RA1 of the Core Strategy and the National Planning Policy Framework.

Impact on the Character and Appearance of the Area

27. 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; conserve and enhance the heritage significance of heritage assets and area maintain and respect the landscape character of the surrounding countryside and its distinctiveness, being compatible with the nearby landscape character

28. 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 particular regard to massing and materials used.
29. Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
30. As the application has been made in outline, apart from scale and means of access, no elevation plans have been provided as part of this submission. However, an indicative site plan showing the footprint of the school building, play area, parking and access routes has been submitted. It is considered the siting and three-storey scale is acceptable as the vicinity consists of a range of building types including 5 storey mill type buildings to the east, 3 storey buildings to the south, a single storey school building to the east and two storey dwellings fronting the entrance and egress of the site. The three-storey school building would therefore not appear as out of keeping due to the various building types and uses which surround the site.
31. The scale of the building would also be suitably positioned on the site with parking and landscaped area to the front and play areas to the rear of the building.
32. It is considered that the proposed development could be sympathetically designed. The materiality of a new building within this site should to a degree take influence from the existing buildings.
33. 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

34. 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.
35. 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.
36. 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.

37. 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.
38. The indicative site layout shows the potential positioning of the building. It would be approximately 35 metres away from the properties on Hemsworth Street, Cramford Close and Westworth Close. Therefore the proposed building would not create any unacceptable overshadowing onto residential properties.
39. In relation to potential noise, a noise assessment has been submitted to assess any impact on the nearest residential uses and has been reviewed by Environmental Health who were in agreement with its findings. It is recommended that at the reserved matters stage a scheme for sound insulation for the glazing, external walls and doors to achieve approbative sound insulation performance as well as a noise assessment for the MUGA and a lighting scheme for the wider site would be submitted.
40. A Construction Management Plan has been submitted which addresses noise reduction, dust and waste management including traffic works and segregation. This has been reviewed by the Council's Environmental Health officer who proposes a condition for the development to be carried out in full accordance with the CEMP. This would ensure that neighbouring uses and residents are not adversely affected by the construction phase of the development.
41. 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

42. 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.
43. 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.
44. A Transport Statement and Travel Plan was submitted with the application and reviewed by the Council's Highways Officer. The report includes traffic count

information and junction analysis for locations indicated within the scoping study considered. Four junctions have been considered around the proposed school site. The junctions at Eskrick Street/Darley Street and Eskrick Street/Tennyson Street according to the submitted information will accommodate the additional traffic without any additional detriment. The analysis of the mini roundabouts at Brownlow Way/Tennyson Street and Brownlow Way/Halliwell Road appear to indicate an increase in capacity issues/queuing within the future year baseline traffic flow scenario with development. The worst-case location will be the mini-roundabout at Brownlow Way/Halliwell Road, however, this junction will be marginally over capacity within the 2028 future year scenario and the development traffic will only have a minimal impact in terms of RFC/PCU queue lengths. Based on the submitted information the additional traffic above the existing traffic situation should be accommodated with minimal additional detriment to road safety, amenity and the operational capacity of the surrounding highways.

45. The parking accumulation study that was undertaken on Darley Street appears to demonstrate that there is additional capacity on the highway to accommodate any additional overspill parking demand at that location. The outline application also indicates quite an extensive drop-off/pick-up and parking areas to help facilitate the school operation clear of the highway which should help limit any potential overspill.
46. Subject to the necessary conditions requiring Traffic Regulation Orders including keep clear markings, signage and additional parking restrictions on both Tennyson Street and Darley Street to support the school at both access/egress points to be provided the Local Highway Authority does not object to what is being proposed under this application.

Land Contamination and stability

47. 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.
48. 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.
49. The application was accompanied by a preliminary risk assessment and reviewed by the council's Pollution Control Team who are in agreement with the findings of the PRA and confirm that a site investigation would be required to be submitted at the reserved matters stage.
50. Due to the proposed soft landscaping, a condition will also be imposed for a soil testing methodology to be submitted prior to commencement of the development.

51. The Coal Authority records indicate that the application site and surrounding area is within a Coal Mining High Risk Area. The Applicant has obtained appropriate and up-to-date coal mining information for the proposed development site and considers that an adequate assessment of the coal mining risks associated with this site has been carried out.
52. To ensure that sufficient information is provided by the Applicant to demonstrate that the site is safe and stable for the development proposed, a condition shall be imposed requiring a scheme of intrusive site investigations to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity. A report of findings arising from the intrusive site investigations and any remedial measures necessary, including the submission of the proposed layout plan which identifies the location of any on-site mine will be conditioned to be provided at the reserved matters stage.
53. Subject to the necessary condition outlining the above, the proposal would be in accordance with Policy CG4.3 of the Core Strategy.

Sustainable Design and Construction

54. Policy CG2 of the Core Strategy seeks to ensure that development proposals contribute to the delivery of sustainable development.
55. Core Strategy Policy CG2.2 states that the council will ensure that all proposals for 5 or more residential units, or 500m² or greater non-residential units will achieve Level 3 of the Code for Sustainable Homes or the “very good” BREEAM rating (or any subsequently adopted set of national sustainable construction standards).
56. A Sustainability Report has been submitted with the application which confirms that the following information will be submitted at the reserved matters stage to demonstrate that the proposed development will exceed the above requirement:
- BREEAM pre-assessment to chart course to BREEAM “very good” with an aim for “excellent”.
 - Procure renewable energy for the site and utilise on site energy generation. Conduct feasibility study to inform selection process.
 - Review of existing and proposed district heat networks indicates there are none in close proximity to proposed Olive School.
 - Contractor to include recycled materials where possible and provide an explanation as to why not used where new material are incorporated.
 - Ensure design is climate resilient, with consideration of solar shading, insulation, and flood risk impact. The building service requirements will be designed in terms of future climate change scenarios.
 - Incorporate on-site renewable energy regeneration-energy assessment will determine the most appropriate technology.
 - Embed sustainable features into the design and consider solar load, massing and positioning of the building to minimise cooling requirements in summer and heating requirements in winter. Adequate insulation should also be prioritised.
 - Conduct a Low and Zero Carbon feasibility study to assess the most appropriate renewable technology given the initial cost, ease of implementation and payback period.
 - Incorporate innovative and sustainable design and appoint a contractor with experience in high-quality net-zero/ sustainable buildings.

57. Subject to the necessary condition for this information to be submitted at the reserved matters stage to demonstrate how the proposal will achieve the above, the proposal would accord with Core Strategy Policy CG2.

Flood Risk/Surface Water Run off

58. 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.
59. 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.
60. 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.
61. The application was accompanied by a Flood Risk Assessment, Drainage Calculations and Drainage Plan. The site is located within Flood Zone 1 and the report confirms that the proposed development would not increase the risk of flooding to the other adjacent properties and roads. The report considers the options for a site-specific drainage strategy which would be developed as part of the detailed design. It is recommended that intrusive ground investigation including soakaway tests should be carried out to confirm the viability of infiltration as a means of surface water disposal.
62. The Council's Drainage team and United Utilities have reviewed the submitted information and recommend that an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the Local Planning Authority which shall include:
- An investigation of the hierarchy of drainage options. This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - A restricted rate of discharge of surface water agreed with the local planning authority
 - Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - 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 a management and maintenance plan for the lifetime of the development.

63. The Environment Agency were also consulted and provided no objection.
64. Subject to the necessary conditions outlining the above the proposal would accord with Core Strategy Policy CG1.5.

Impact on Biodiversity

65. 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.
66. 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.
67. This application was accompanied by an Arboricultural Assessment, Biodiversity Net Gain Assessment a Biodiversity Enhancement Measures, Ecological Enhancements and Preliminary Ecological Appraisal.
68. The Environment Act 2021 requires that all development shall deliver at least 10% biodiversity net gain from an as yet unconfirmed date, expected to be in November 2023. BNG will be measured using Defra's biodiversity metric and habitats will need to be secured for at least 30 years. At present it is sufficient for a positive bio-diversity net gain to be shown to comply with policy. The submitted BNG shows a 10% gain, which GMEU agrees is feasible, although in reality the likely outcome is considered to be less than this, albeit a still a gain.
69. As this is an outline application, it is recommended that as part of the reserved matters an updated biodiversity net gain assessment is provided based on the finalised layout and landscaping that demonstrates the gain at that time.
70. The proposed site plan shows 4 trees to be removed and 6 to be replanted. The trees at the north and south entrances which positively impact on the existing site will be retained. Although no details of replacement tree species have been submitted, this will be provided at the reserved matters stage of the development.
71. Greater Manchester Ecology unit have been consulted and agree with the preliminary ecological assessment with regards to protected species.

Impact on Crime and the Fear of Crime

72. Core Strategy Policy S1 requires that the design of new development will take into account the need to reduce crime and the fear of crime. Paragraph 130 f) of the NPPF establishes that Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where

crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

73. Due to the size and nature of this proposal a Crime Impact Statement (CIS) report should be submitted at reserved matters stage to show how crime has been considered for the proposal and the surrounding area. The report should be completed by a suitably qualified security assessor, and identify, predict, evaluate and mitigate the site-specific crime and disorder effects of the development and should be produced by a professional individual/organisation independent of the design process.

Conclusion

74. The applicant has demonstrated that the whole site has the ability to deliver the proposed level of development and subject to the required conditions would not adversely impact on the character of the area, the amenity of neighbouring residents, land contamination, highways/accessibility/parking, flood risk/surface water runoff, biodiversity and crime and the fear of crime.
75. The proposal is also necessary to serve a growing demand for primary school places within the local community, in accordance with the Development Plan and other material considerations.
76. Members are therefore recommended to approve this application.

Representation and Consultation Annex

Representations

Letters:- 3 letters of objection have been received which raise the following concerns.

- Close to adjoining properties:
- Development too high
- Loss of light
- Loss of privacy
- Over development

Officer's response: An indicative site layout has been provided which shows the positioning of the building. The proposal would be sited approximately 35 metres away from the properties on Hemsworth Street, Cramford Close and Westworth Close therefore the proposed building would not create any unacceptable overshadowing or affect levels of privacy for residential properties.

- Strain on existing community facilities
- Inadequate access
- Increase in traffic
- Increase of pollution
- Loss of parking
- Noise nuisance
- The traffic on Darley Street at school times results in cars blocking the narrow street causing entry and exit issues.

- to add another 420 pupils to this area would worsen these congestion and highway safety issues.
- Neighbouring school partakes in the Living Streets Travel Tracker and encourage all our families to walk to and from school where possible but even with the huge push on the benefits of walking we still face a significant amount of congestion.
- Neighbouring school car park is not big enough to fit all cars and staff need to park along Darley Street.
- Directly next door is also the Brownlow Fold Community Centre which too brings high volumes of traffic throughout the course of the day.
- The absence of any pedestrian and bike pathways and crosswalks on Darley Street and the presence of cars parked along the major thoroughfares leading to and from our school will increase the harm traffic congestion causes by blocking the children's visibility.

Officer's response: A parking accumulation study demonstrated that there is additional capacity on the highway to accommodate any additional overspill parking demand at that location and there would also be quite an extensive drop-off/pick-up and parking areas to help facilitate the school operation clear of the highway which should help limit any potential overspill. It will also be conditioned for Traffic Regulation Orders including keep clear markings, signage and additional parking restrictions on both Tennyson Street and Darley Street to support the school at both access/egress points to be provided.

A Transport Statement and Travel Plan was submitted with the application and reviewed by the Council's Highways Officer which concluded that the additional traffic above the existing traffic situation should be accommodated with minimal additional detriment to road safety, amenity and the operational capacity of the surrounding highways.

Petitions:- None received.

Elected Members:- None received.

Consultations

Advice was sought from the following consultees: Highways; Pollution Control; Environment Agency, Flood Risk, United Utilities, Tree and Woodland Officer, GMEU and Environmental Health.

Planning History

Under the reference 83975/10 planning permission was granted for the erection of 2.4 metres high paladin boundary fence including gates.

Under the reference 57878/00 planning permission was granted for the proposed additional car parking area with access onto Tennyson Street.

Under the reference 55729/99 an application was withdrawn for the erection of a single storey extension to boiler room.

Under the reference 50821/97 planning permission was granted for the erection of an extension to form offices, meeting rooms and improved facilities for pool.

Under the reference 46429/95 planning permission was granted for the retention of a precast concrete garage.

Under the reference 40284/91 planning permission was granted for the erection of a storage building at side of premises.

Under the reference 25648/85 planning permission was granted for the erection of a single storey extension to form store for craft materials.

Recommendation: Approve subject to conditions

Recommended Conditions

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

- 1 Application for the approval of 'Reserved Matters' must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
 - i) The expiration of five years from the date of this permission, or
 - ii) The expiration of two years from the final approval of the Reserved Matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

- 2 Details of the appearance, landscaping, layout, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason

Required to be imposed pursuant to Section 92 of the Town & Country Planning Act 1990 for those parts of the application submitted for outline permission only, that these matters were reserved by the applicant for subsequent approval and that the time period reflects the separated development programme.

Reason For Pre-commencement Condition

These matters were reserved by the applicant for subsequent approval.

- 3 Any application for the approval of reserved matters relating to 'Design' shall be accompanied by the following information for approval in writing by the Local Planning Authority:
 - a) A Design and Access Statement that shall set the design principles and concepts that have been applied to the proposals including the appearance, access, layout, landscape and scale of the development;
 - b) Details of materials and finishes for all external walls, roofs, windows and doors and other external building features, including the consideration of new planting on, at, within or otherwise incorporated to the buildings themselves;
 - c) Floorplans for each level of any building including roof plans;
 - d) Cross-sections in two planes for any building;
 - e) Street scene views and vistas from adjacent streets and spaces;
 - f) Details of finished floor levels (FFL) and associated ground levels;
 - g) Details of total gross floorspace, and gross floorspace for separate units or uses within;
 - h) Floorplans to demarcate different units / uses formed within any building
 - i) Details of internal circulation for buildings and units formed within, including emergency access;
 - j) Details of on-site waste management relevant to any building or use(s) therein, including waste recycling;
 - k) Elevations for all sides of buildings erected;
 - l) Details and arrangement of external plant and flues, extract ventilation;
 - m) details of the type of MUGA surfacing, line marking, fencing, covering and lighting.
 - n) Details of the method of ensuring a sustainable form of development in an 'Energy Statement' that considers measures of passive and energy efficiency measures including but

not limited to optimised levels of thermal insulation, building air tightness, solar control glazing, efficient artificial lighting and controls and high efficiency building services, use of heat pumps, details of the heating systems to be used and consideration of the amount and type of electric vehicle charging points;

o) a Crime Impact Statement which shall examine all aspects of site security including but not limited to, crime and disorder issues, and include a review of how these issues might affect future users of the development and the local community and identify design solutions that will reduce the development's and the local community's vulnerability to crime and disorder, and promote a safe and secure development. The Crime Impact Statement should be prepared by a suitably qualified and experienced professional that is able to offer impartial and objective crime prevention advice.

p) an updated biodiversity net gain assessment based on the finalised layout and landscaping that demonstrates 10% net gain in line with the measures proposed in the Biodiversity Enhancement Measure by Amenity Tree Care Ltd version 1 date 12/9/22.

The development of building shall be carried out in accordance with the approved details.

Reason:

To ensure an appropriate form of development, consistent with the relevant policies of Bolton's Core Strategy.

- 4 Any application for the approval of reserved matters shall be accompanied by evidence that the development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted to the local planning authority indicating that the development can achieve the "very good" final BREEAM level.

Within 6 months of first occupation of the building, a final certificate should be issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating 'very good' has been achieved for this development.

Reason:

In the interests of tackling climate change and in order to comply with Bolton's Core Strategy policy CG2.2.

- 5 Any application for the approval of reserved matters shall be accompanied by a scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity (shallow mining / mine entries);

This shall include a report of findings arising from the intrusive site investigations and any remedial and/or measures necessary, including the submission of the proposed layout plan which identifies the location of any on-site mine entries (if found present) including appropriate zones of influence for all mine entries, and the definition of suitable 'no-build' zones;

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 stability 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.

- 6 The development hereby approved shall be carried out in full accordance with the following approved Preliminary Risk Assessment: Geo-Environmental Desk Study dated Dec 2020 (ref 100797-Geo-02-|PO1 by Mott MacDonald.

i) Prior to commencement and before any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration. Provision of a comprehensive site investigation and risk assessment examining identified potential pollutant linkages in the Preliminary Risk Assessment should be presented and approved by the Local Planning Authority.

ii) 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.

iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing 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.

Reason for Pre-Commencement Condition:

Any works on site could affect contamination which may be present and hinder the effective remediation of any contamination causing a risk to the health of future occupiers and harm to the environment, hence the initial investigation must be carried out prior to the commencement of any works on site.

- 7 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by

the Local Planning Authority. The submitted details shall 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) 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) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) 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.
- (vi) 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

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details, retained thereafter for the lifetime of the development and carried out in accordance with agreed details and timescales

Reason

To ensure a satisfactory method of surface water disposal to reduce the risk of flooding elsewhere and to ensure pollution prevention in accordance with policies CG1.5 and CG2.2 of Bolton's Core Strategy and seeks to provide betterment in terms of water quality and surface water discharge rates and meets requirements set out in the following documents:

- NPPF
- Water Framework Directive and the NW River Basin Management Plan
- The national Planning Policy Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015)

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.

- 8 The development hereby approved shall be carried out in full accordance with the recommendations of the following approved Noise Assessment dated 25th July 2022 (ref:21177-RO1-B) by Sandy Brown Ltd.
- i) The rating level (L_Ar,Tr), as determined by BS4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial sound, from all sources associated with the development, when operating simultaneously or individually, shall not exceed the background sound levels (L_A90) that are specified in table 4 of the report, when measured 4m from the boundary of any noise sensitive receptors.
 - ii) The plant and equipment shall not operate except between the hours of 07.00 - 23.00.
 - iii) The hall of the school shall be constructed so as to provide sound attenuation as follows;
Suitable glazing strategy (e.g. standard thermal double glazing with minimum sound

insulation performance Rw 30 dB)

- Suitable external wall construction (e.g. masonry construction with minimum sound insulation performance Rw 40 dB)

- External doors should achieve minimum sound insulation performance Rw 30 dB

The detail of the hall construction shall be provided at the reserved matters stage.

iv) A Noise Impact Assessment of the MUGA and playground areas shall to be carried out at the reserved matters stage. The Assessment shall provide details of the mitigation necessary to achieve the noise levels at the worst affected residential properties, as recommended by the Sports England Guidance. The Assessment shall be submitted to the LPA for approval. Any mitigation agreed shall be implemented prior to the school is brought into use.

Reason:

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

- 9 No soil or soil forming materials shall be brought to the site until a testing methodology including testing schedules, sampling frequencies, allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information has been submitted to and approved in writing by the Local Planning Authority. The approved testing methodology shall be implemented in full during the importation of soil or soil forming material.

Prior to the development being first brought into use or occupied a verification report including soil

descriptions, laboratory certificates and photographs shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

- 10 Before the development hereby approved is first brought into use, a scheme shall be submitted to and approved in writing with the Local Planning Authority for external lighting/floodlighting. The lighting shall be designed to an illumination value of no more than 5 lux at the nearest residential property. The beam angle of any lights directed towards any potential observer should be kept below 70 degrees. Spill shields should also be fitted (if necessary). The approved scheme shall be implemented in full before the development is first brought into use and retained thereafter.

Reason:

To safeguard the character and appearance of the locality and to prevent light pollution and in order to comply with policy CG4 of Bolton's Core Strategy.

- 11 Prior to the development hereby approved being first occupied or brought into use, all Traffic Regulation Orders required by the Local Highway Authority including keep clear markings, signage and additional parking restrictions on both Tennyson Street and Darley Street to support the school at both access/egress points shall be submitted to approved by the Local Authority.

Reason:

In the interests of highway safety and in order to comply with Bolton's Core Strategy policies S1, P5 and Supplementary Planning Document ""Accessibility, Transport and Road Safety"".

- 12 The development hereby approved shall be carried out in full accordance with the details submitted to and approved in the Construction Environmental Management Plan, ref: FSO436-MMD-XX-XX-P-SO-001, dated June 2022 by Mott MacDonald Ltd. The approved Construction and Environmental Management Plan shall be adhered to throughout the construction period for the development.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development.

Reason:

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

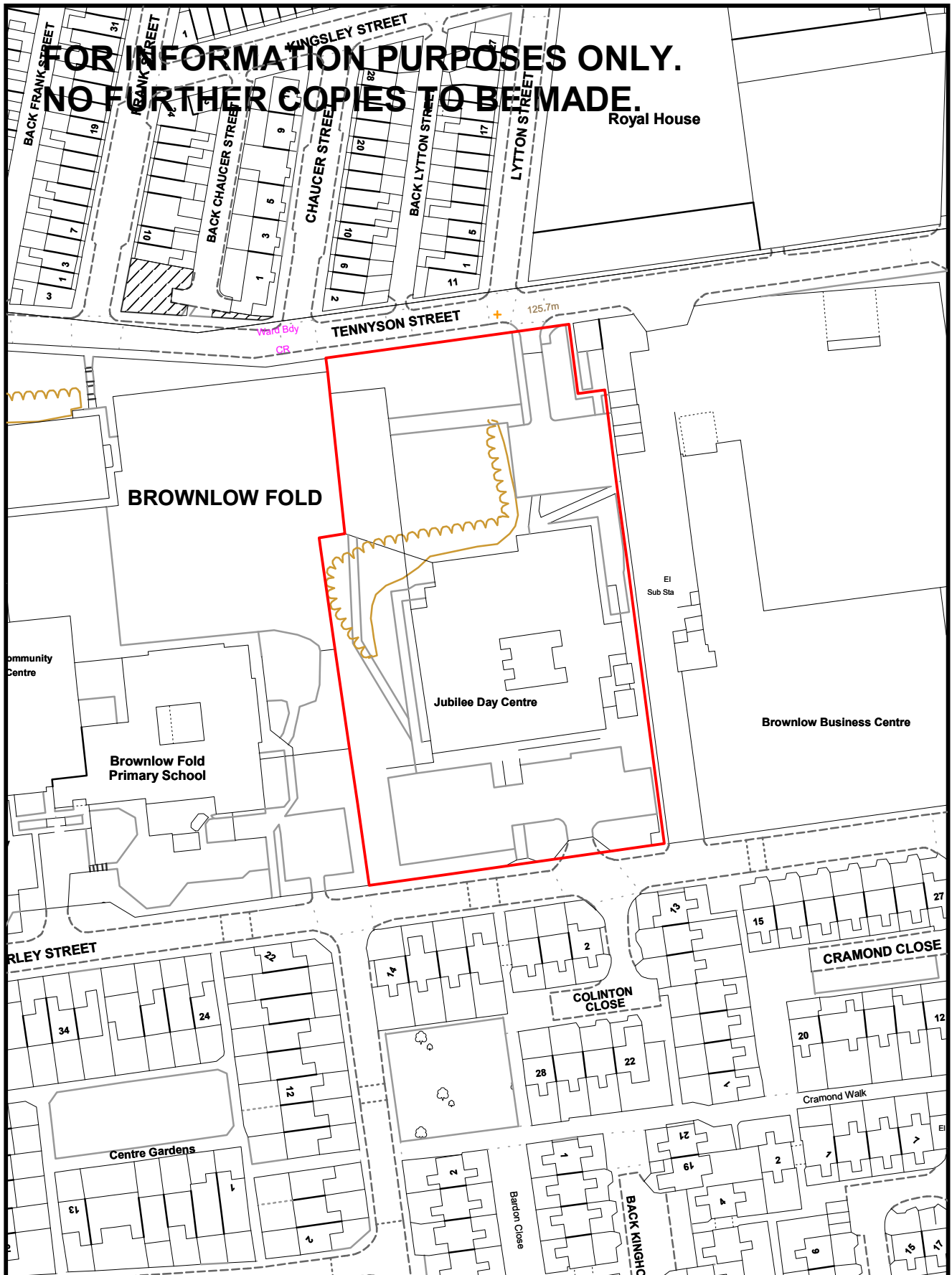
- 13 The development hereby permitted shall be carried out in complete accordance with the following approved plans:

Olive School 3 Storey Option, Drawing no. 100797 - MMD - 00 - ZZ - DR - AR - 0000, Rev 03, dated 28.09.21

Reason:

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

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JUBILEE SITE

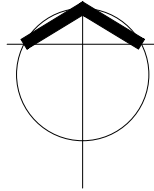
Prepared by: JC
Asset Ref: 00310
Reference: MG
Date: 13/10/2022

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**Bolton
Council**

DEPARTMENT: PLACE
SECTION: ASSET MANAGEMENT

N
↑
scale
1:1250



- Key:
- Boundary Fence
 - Secure Fence Line
 - MUGA Fence
 - Existing Trees
 - Trees to be removed
 - New Trees
 - Shrubs

Proposed BB103 Areas	Area m ²
Hard Outdoor PE (MUGA)	650
Soft Outdoor PE	1,013
Hard Informal & Social Area	1,092
Soft Informal & Social Area	700
Habitat	158
Car Parking & Vehicle Access	1,741
Footpaths & Other Hard Landscape	843
Non-Net Soft Landscape	894

03 28/09/2021 TR Building footprint increased
02 20/09/2021 TR Ent/Exit updated
01 15/09/2021 TR First Issue for comment

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MOTT
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Great Smith Street
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Title
Olive Bolton
3 Storey Option
FOR DISCUSSION

Drawn	T Rooney	Eng.check.	
Dwg. Check.		Coordination	
Approved		Approved	
Scale at A2	Status	Rev	Security
As noted	FS	03	STD

Drawing Number
100797 - MMD - 00 - ZZ - DR - AR - 0000