

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/121

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 72920

Location: Land at Orkney Close/rear of 77 Bury Road, Radcliffe,
M26 2WR

Development: Application for permission in principle for erection of up to
5 No. dwellings

RECOMMENDATION

I do not wish to restrict the granting of planning permission

Reasons

Comments and Observations

As part of the subsequent technical details consent stage, the following aspects should be considered and full details submitted:

1. Topographical survey of the site and surrounding adopted highways to confirm the correct limits of adoption.
2. Formation of the proposed means of access to the site from Orkney Close to a specification to be agreed, incorporating the reinstatement of the redundant access, widening of the block paved carriageway to a minimum of 5.5m in width across the proposed junction, widening of the northerly footway abutting the site to a minimum of 1.8m in width and all necessary highway and highway drainage remedial works.
3. Formation of pedestrian accesses to the plots fronting Bury Road including all alterations required to the existing boundary treatment and all necessary highway remedial works.
4. Provision of visibility splays at the proposed junction with Orkney Close in accordance with the standards in Manual for Streets.
5. Adequate in-curtilage bin storage arrangements at each plot and refuse collection facilities at the interface with the adopted highway for use on collection day, to be agreed with Waste Management.
6. Proposed internal private road/footway layout to the appropriate standards in Manual for Streets.
7. Adequate turning facilities within the curtilage of the site with associated swept path analysis.

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8. Provision of a street lighting scheme for the proposed residential development and the junction of the proposed access with Orkney Close and proposals to improve existing lighting levels if required as a result of the assessment.
9. Car parking provision in accordance with Supplementary Planning Document 11: Parking Standards in Bury.

Date: 03 June 2026

Signed: **A Southgate**
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY