

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/236

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72206

Location: 78-80 Church Street West, Radcliffe, Manchester,
M26 2SY

Development: Prior approval for proposed change of use from
commercial (Class E) to 18 No. flats (Class C3)

RECOMMENDATION

I recommend that any planning permission given shall include the following conditions:

1. The car parking spaces numbered 1 - 10 and cycle/bin store areas indicated on approved plan reference 25007 - 13 Revision F shall be surfaced/provided, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times. (CAR2 Amended)
2. The turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)

Reasons

1. To ensure adequate off street car and cycle parking provision and bin storage/refuse collection arrangements clear of the adopted highway, in the interests of road safety.
2. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 02 October 2025. (N025 Amended)
2. It is brought to the applicant's attention that the three parking spaces to the westerly side of the building indicated on approved plan reference 25007 - 13 Revision F are not considered to be part of the proposal as they are located on the un-named street, which is a highway through usage and the applicant cannot guarantee their delivery

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3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6189/6650, regarding the operation of this system. (N024)

Date: 07 October 2025

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

HIGHWAYS ASPECTS ONLY