

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 26/212

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 73404

Location: Fold Mill, Bradley Lane, Radcliffe, Bolton, BL2 6RA

Development: Prior approval for demolition – demolition of rear wall and roof associated with the building located in Zone 8

RECOMMENDATION

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

1. This approval relates to Site Floor Plan received 7th July 2026, Extension of demolition plan received 21st July 2026, Site Entrance Plan received 3rd August 2026 and Demolition Method Statement dated 28th July 2026 and the demolition shall not be carried out except in accordance with the plans, documents and amendments hereby approved.
2. The measures and facilities detailed in the approved Demolition Method Statement and supporting information shall be adhered to throughout the demolition period, with the measures retained and facilities used for the intended purpose for the duration of the demolition period.
3. Access to the site for deliveries, including delivery of plant, machinery, skips and any other waste removal shall only be gained from Browns Road in accordance with the entrance drawing submitted on the 3rd August 2026. No works or access shall be undertaken from Bradley Lane.

Reasons

1. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Framework listed.
2. To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent highways, ensure adequate demolition traffic access and demolition materials storage arrangements for the duration of the demolition period and that the adopted highways are kept free of deposited material from the ground works operations pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
3. In the interests of Highway Safety and to maintain the integrity of the adjacent adopted highway pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

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Comments and Observations

1. The applicant/developer is advised that if any scaffolding, hoarding, access equipment, skips, plant, materials or other structures are required to be placed on, over or within the adopted highway/public pavement in association with the approved development, the appropriate licence(s) must be obtained from the Highway Authority prior to installation. No scaffolding shall be erected on the public highway without the necessary pavement/highway licence and any other relevant permits being granted. The developer is responsible for ensuring that all works comply with the requirements of the Highway Authority and all relevant health and safety legislation.
2. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 22, 23 & 25, Christ Church, Radcliffe, which abut the site. No development should take place which affects the Rights of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
3. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council as Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

Date: 04 August 2026

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

HIGHWAYS ASPECTS ONLY