

BURY COUNCIL
DEPARTMENT OF PLACE

REF NO: 25/225

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

Planning Application No: 72054

Location: Land off Brookbottom Road, Radcliffe, Manchester,
M26 4HX

Development: Demolition of 2 No. Stable Blocks; Erection of 5 No.
Dwellings and a Stable Building

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal results in an unacceptable impact on Public Right of Way (Footpath) No. 28, St. Andrew's, Radcliffe, diverting the route from a path through a stables area to a path along an access road with moving and parked vehicles, with a high likelihood of vehicles parking on the line of the diverted public footpath, obstructing free passage, which would have an adverse impact on users of the right of way, to the detriment of pedestrian safety.
2. The application and submitted plans contain insufficient information to properly assess proposals for vehicles to gain access to the site from the adopted section of Hardman Street, or measures to improve the section of Public Right of Way (Bridleway) No. 46, St. Andrew's, Radcliffe, required to facilitate the intensification of use proposed.
3. The application and submitted plans contain insufficient topographical survey-based information to properly assess the proposed physical impact on the Public Rights of Way that cross/abut the site, the proposed access, parking and turning facilities proposed or the proposed access and arrangements for the storage of adequate refuse collection arrangements for the existing stables and new dwellings.
4. The proposed servicing arrangements and car and cycle parking/storage provision is inadequate for the stable use to be retained and dwellings proposed, and is likely to lead to vehicles parking and carrying out manoeuvres on the highway and adjacent Public Rights of Way to the detriment of the free flow of traffic and road safety. (RR16 Amended)

Cont/.....

Comments and Observations

Date: 18 September 2025

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

HIGHWAYS ASPECTS ONLY