

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/299

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71228

Location: 7 Whittaker Street, Radcliffe, Manchester, M26 2DT

Development: Provide a temporary modular school to accommodate approx. 50 pupils, with associated car parking, landscaping and boundary treatment

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:
 - (1) Formation and widening of the proposed southerly car park access onto Whittaker Street to a scope and specification to be agreed, incorporating a sufficient width to allow two cars to pass each other, junction radii to replicate the existing arrangements to the north, alterations to the proposed fence lines and all associated highway remedial works;
 - (2) Formation of the proposed pedestrian access to the site and reinstatement of the existing northerly car park access onto Whittaker Street to adjacent footway levels to a scope and specification to be agreed, incorporating all associated highway remedial works;
 - (3) Works between the proposed vehicular and pedestrians accesses on Whittaker Street to retain the back edge of the footway exposed following removal of the former boundary treatment/stone plinths, to a scope and specification to be agreed, incorporating all associated highway remedial works;
 - (4) Foundation details for all proposed boundary fencing confirming no encroachment under the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

2. The development hereby approved shall not be commenced unless and until a method statement has been submitted to and approved by the Local Planning Authority for the placement/erection of the temporary modular building on the site, incorporating adequate access arrangements for the delivery/construction vehicles involved. The measures subsequently approved shall be implemented to the satisfaction of the Local Planning Authority and maintained for the duration of the works.

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3. The servicing arrangements and turning facilities indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The car parking indicated on the approved plans shall be surfaced as shown, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
5. The refuse storage and access arrangements to be provided within the curtilage of the site shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. In the interests of pedestrian and road safety and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways.
3. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
4. To ensure adequate off-street car parking provision in the interests of road safety.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 30 January 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024)

Date: 31 January 2025

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

HIGHWAYS ASPECTS ONLY