

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/305

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

Planning Application No: 72399

Location: Silletts Funeral Service, Kelsil, Spring Lane, Radcliffe,
Manchester, M26 2TQ

Development: Extension at side to form additional garage and conversion of existing parking area to workshop; single storey extension at side to form chapels of rest and new reception/WC area; alterations to existing building to form new dormer at front/gable windows and new entrance; render to existing ground floor front elevation and formation of car parking area and courtyard garden together with landscaping

RECOMMENDATION

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

1. Notwithstanding the vehicular access alterations shown indicatively on the approved plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority to a scope and specification to be agreed with the Highway Authority on a topographical based survey of the site and adjacent highways:
 1. Formation of the new vehicular access onto Spring Lane incorporating the demarcation of the limits of the adopted highway and provision of tactile paved pedestrian crossing points at the junction.
 2. Reinstatement of the redundant westerly vehicular/maintenance access to adjacent footway levels, incorporating the demarcation of the limits of the adopted highway, re-location/replacement of the existing BT footway chamber/infrastructure and replacement boundary in-fill wall with foundations that do not encroach under the adjacent adopted highway.
 3. Review of the existing Traffic Regulation Orders in the vicinity of the site, with a view to introducing additional parking restrictions as appropriate, including, if required, all necessary road markings and signage, in addition to ensuring that existing parking restrictions remain in place and are refreshed accordingly.
 4. Measures to prevent the discharge of surface water from the proposed access/car park onto the adjacent adopted highway.
 5. Adequate transfer spaces provided to the side and rear of all disabled parking bays, including, if required, bay relocation within the car park.
 6. All associated highway and highway drainage remedial works.

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The details subsequently approved shall be implemented to an agreed programme and fully completed to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

2. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the access/car park 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)
3. Subject to the requirements of the above condition, the car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
4. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure adequate off street car parking arrangements for disabled users and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To minimise the standing and turning movements of vehicles on the highway, in the interests of road safety
3. To ensure adequate off street car parking provision, in the interests of highway safety.
4. To ensure adequate off-highway materials storage arrangements for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 01 & 03 March 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for, technical approval and implementation of the required highway works and TRO review. The cost of the physical and legal works will be the responsibility of the applicant. (N004 Amended)

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Date: 04 March 2026

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

HIGHWAYS ASPECTS ONLY