



Station Works, Bury Road, Radcliffe

Discharge of Highway Specific Planning Conditions

Technical Note

Client: Highall Developments

Application Ref: 69463/FUL

Report Ref: P25131-DC-Z1-GF-REP-C-0002-P01

Date: 18/05/2026

1. Introduction

This Technical Note has been prepared by DGC Consulting Engineers to accompany a Discharge of Planning Conditions Application. The Development Site, located at Station Works, Bury Road, Radcliffe, Manchester, M26 2UA, comprises the construction of 30 residential dwellings, together with associated access roads, landscaping, and infrastructure works. Full Planning Permission for the proposed development was granted by Bury Council on 20 March 2024, under Application Reference 69463/FUL.

The purpose of this Technical Note is to provide the necessary supporting information to enable the discharge of Planning Conditions 4 and 5 attached to Planning Approval Reference 69463/FUL. The report outlines each of the relevant conditions, presents the required technical details, and demonstrates how the proposed development complies with the requirements set out by Bury Council.

This document has been prepared to assist the Local Planning Authority in its assessment and to facilitate the timely discharge of conditions, thereby enabling the progression of the development in accordance with the approved plans.

2. Compliance Summary

Condition No.	Condition Text	Response / Submission
4	The applicant needs to apply for technical approval of the Section 50 Licence (not Section 278 Agreement) highway works and ensure that all bullet points in Condition 4 have been responded to, point by point. Notwithstanding the details indicated on the approved plans, no development other than site clearance and remediation shall commence unless and until full details of the following have been submitted to a scope and specification to be agreed on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority: 1. Formation of the access onto Bury Road, incorporating the reinstatement of all redundant accesses to adjacent footway / verge levels, replacement / relocation of all affected highway drainage gullies, provision of visibility splays appropriate for a design speed of 30 mph, tactile paved crossing point in a position to be agreed, demarcation of the limits of the adopted highway, provision of give-way markings and alterations / replacement of all affected existing road markings, replacement of all affected statutory undertakers plant covers and all associated highway and highway drainage remedial works; 2. Measures to prevent surface water discharge onto the adopted highway (if roads are not to be adopted); 3. Approval in Principle for retaining structures near highways; 4. Street lighting assessment and improvements if required; 5. Review of waiting restrictions and	These details can be found on drawing no. P25131-DGC-Z1-GF-DR-C-1004-P02 Section 50 Site Access Arrangement. This drawing alongside construction details will also be submitted to Bury Council for a Section 50 License. 1. Appropriate surfacing is proposed for the construction of the site access, including the replacement of existing redundant accesses with verges and/or footways. Highway drainage infrastructure, such as gullies, will be relocated as required to accommodate the new access arrangements. Road markings are proposed where appropriate, reflecting both existing conditions and the requirements of the new junction layout, including give-way markings and associated triangle markings. 2. Roads are to be adopted under Section 38 Agreement. 3. No retaining is proposed within the vicinity of the highways as shown on drawing no. P25131-DGC-Z1-GF-DR-C-1001-P02 Highway General Arrangement 4. Updated street lighting layout and assessment has been provided. 5. Double yellow lines have been indicated throughout the site access junction and are proposed to tie into the existing double yellow lines along Bury Road to ensure 'no waiting' restrictions are maintained.

	associated signage/markings; 6. Scheme of 20 mph traffic calming measures The details subsequently approved shall be implemented to an agreed programme.	6. 20mph speed roundel and appropriate speed limit signs have been proposed as you enter the development site.
5	The developer now needs to commence the Section 38 Agreement application process and, like the above, ensure that all bullet points in Condition 5 have been responded to, point by point. In the event that it is intended for the proposed residential estate roads to be considered for adoption by the Council, notwithstanding the details indicated on the approved plans, no development other than site clearance and remediation shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority: 1. Formation of the proposed estate roads (including any necessary land filling operations and method of compaction), incorporating minimum 5.5 m carriageway and 2.0 m footway widths; bin locations on collection day. 2. Provision of long and cross sections to ensure gradients do not exceed 1 in 14 and 1 in 20 plateaus at junctions. 3. Demarcation of adoption limits. 4. Visibility splays to 20 mph standard. 5. Swept path analysis for 11.85 m refuse vehicle. 6. Bin collection facilities at shared access interfaces. 7. Boundary treatments at car park interface to prevent vehicle encroachment.	These details can be found on the following drawings: - P25131-DGC-Z1-GF-DR-C-1001-P02 Highway General Arrangement - P25131-DGC-Z1-GF-DR-C-1002-P02 Section 38 Agreement Plan - P25131-DGC-Z1-GF-DR-C-1003-P01 Surface Finishes and Kerbing - P25131-DGC-Z1-GF-DR-C-1005-P02 Road and Sewer Long Sections - P25131-DGC-Z1-GF-DR-C-1006-P03-Highway Construction Details - P25131-DGC-Z1-GF-DR-C-1007-P01-Refuse Vehicle Tracking - P25131-DGC-Z1-GF-DR-C-2001-P03 S104 Agreement Plan 1. All proposed adoptable roads are 5.5m with 2.0m footways as shown on Section 38 Agreement Plan and Highway General Arrangement. 2. All roads have been designed to ensure they do not exceed 1 in 14 and no steeper than 1 in 20 at junctions as shown on Road and Sewer Long Sections. 3. Demarcation of adoption limits is shown using edging wrapping around the full adoptable highways extent. 4. Visibility splays of 2.4 x 25m has been shown for 20mph roads. 2.4m x 43m visibility splays have been shown for 30mph roads (site access junction onto Bury Road). These are indicated on the Highway General Arrangement drawing. 5. Refuse Vehicle tracking has been shown and demonstrated sufficient turning space for the required vehicle. It also demonstrates that a large car can pass the refuse vehicle without any issues.

	8. Planting/surfacing details and maintenance adjacent to highway. 9. Porous/permeable driveway materials or surface water control.	6. Bin collection facilities for shared access have been provided on the site layout. This can be found adjacent to road 3 (turning head). 7. Boundary treatments provided by architect 8. Please refer to TEL_MR22-112-101 Rev A_Soft Landscape Specification which details these details. 9. Permeable paving details are shown on S104 Agreement Plan.
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