

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/038

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

Planning Application No: 72791

Location: Yew Tree Farm, Ringley Road West, Radcliffe,
Manchester, M26 1EB

Development: Rebuilding of existing barn and attached storage building,
with increase of 460mm to eaves height of barn, to
provide 2 No. dwellings

RECOMMENDATION

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

1. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 1. Photographic dilapidation survey of Public Footpath No. 9, St. Saviours, Radcliffe leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of any statutory undertakers connections to the site.
 2. Access point(s) for construction traffic from Public Footpath No. 9, St. Saviours, Radcliffe and all temporary works required to facilitate access for ground works/construction vehicles, including the provision (to basecourse level) of the passing places on Public Footpath No. 9, St. Saviours, Radcliffe indicated on the approved plans (incorporating signage in accordance with Traffic Signs Regulations and General Directions 2016).
 3. If proposed, details of site hoarding/gate positions clear of Public Footpath No. 9, St. Saviours, Radcliffe.
 4. The provision, where necessary, of temporary pedestrian facilities/protection measures.
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Ringley Road.
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the Public Right of Way that serves the site, and number of vehicle movements.
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
 8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.

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9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way/adopted highways as a result of the development or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

2. The vehicular and pedestrian access improvements in the form of the provision of passing places on Public Footpath No. 9, St. Saviours, Radcliffe indicated on the approved plans shall be provided to basecourse level and incorporate signage in accordance with Traffic Signs Regulations and General Directions 2016, prior to commencement of the development and fully completed to the satisfaction of the Local Planning Authority before the development is first occupied and thereafter maintained at all times. (HY08 Amended)
3. The turning facilities and bin storage/collection arrangements for the new dwellings within the curtilage of the site indicated on the approved plans shall be provided before the development is first occupied 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 (including garages) for the new dwellings indicated on the approved plans, shall be surfaced/provided and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended).

Reasons

1. To maintain the integrity of the highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent Public Right of Way, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adjacent highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
2. In the interests of the safety of users of the Public Right of Way and to minimise the standing and turning movements of vehicles on the highway, in the interests of road safety.

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3. In the interests of the safety of users of the Public Right of Way and to minimise the standing and turning movements of vehicles on it, in the interests of highway safety, and to ensure adequate refuse collection/storage arrangements for the new dwellings are provided clear of the Public Right of Way.
4. To ensure adequate in-curtilage car parking and to allow adequate space to maintain a vehicle clear of the Public Right of Way, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 25 February 2026. (N025 Amended)
2. 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 the 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.
3. The applicant's attention is drawn to the existence of Public Footpath No. 9, St. Saviours, Radcliffe, which forms the access to and crosses the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
4. The applicant's attention is drawn to the need to consult the Place Directorate (Engineering & Streetscene) regarding the specification for and implementation of the proposed highway works and any highway remedial works that may be necessary as a result of the construction of the proposed development. The cost of the works will be the responsibility of the applicant. (N011 Amended)
5. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 26 February 2026

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

HIGHWAYS ASPECTS ONLY