

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/195

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72067

Location: 21 Grindsbrook Road, Radcliffe, Manchester, M26 4JS

Development: Two storey extension at side and extension of existing driveway

RECOMMENDATION

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

1. The development hereby approved shall not be brought into use unless and until the car parking alterations indicated on approved plan reference 2 Revision A, incorporating the retention of the existing single footway crossing and boundary wall and hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented to the written satisfaction of the Local Planning Authority.
2. 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 ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
2. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

This recommendation relates to the revised plan received by this Section on 15 July 2025. (N025 Amended)

Date: 24 July 2025

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY