

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/088

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

Planning Application No: 72950

Location: 12 -14 Abden Street, Radcliffe, Manchester, M26 0AT

Development: Change of use from commercial unit and dwelling to 6 bed, 6 person HMO (Class C4) with side render finish, roller shutters removed and 6 no. cycle storage unit provided

RECOMMENDATION

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

Notwithstanding the details shown on the approved site plan, measures to reinstate the abandoned crossing onto Coomassie Street to adjacent footway levels shall be submitted to and agreed in writing with the Local Planning Authority within 3 months of the date of the decision. The details subsequently approved shall be implemented prior to the occupation of the House in Multiple Occupation hereby approved.

Reasons

To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and to maintain the integrity of the adopted highway, all in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 26 May 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 27 May 2025

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

HIGHWAYS ASPECTS ONLY