

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/200

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71922

Location: Land rear of 11 Oakley Close, Radcliffe, Manchester,
M26 1DF

Development: Change of use of recreational land to extend garden/
residential curtilage and erection of fencing and gates

RECOMMENDATION

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

1. Prior to first use of the parking bay, details of the new block paving and how it relates to the existing adopted, block paved service strip shall be submitted to the Local Planning Authority for approval. Only the approved details shall be implemented.
2. The development hereby approved shall not be brought into use unless and until the car parking alterations indicated on approved plan reference 005 Revision B, incorporating the use of the existing service strip crossing, inward opening gates 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.

Reasons

1. In order to protect the adopted service strip pursuant to UDP Policy HT2/4 Car Parking and New Development.
2. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 05 August 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Cont/.....

Date: 13 August 2025

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

HIGHWAYS ASPECTS ONLY