

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/056

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

Planning Application No: 71563

Location: Site of Whittaker House, Whittaker Street, Radcliffe,
Manchester, M26 2TD

Development: Variation of condition No.'s 1, 14, 15 and 16 of planning
permission 63805 in accordance with revised drawings
submitted

RECOMMENDATION

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

1. The development hereby approved shall be carried out in accordance with the details submitted on the approved plans (Vehicle tracking plan 2711-SCE-PH01-L-DR-C-0014, Levels 2711-SCE-PH01-L-DR-C-0002-P01, Section 38 Agreement Plan 2711-SCE-PH01-DR-C-0004 rev P10 and Highway construction details 2711-SCE-PH01-L-DR-C 0007 rev P07) to provide:
 1. Access alterations at the junction of Whittaker Street and Shirebrook Drive;
 2. Works to connect the footway to the rear of No.'s 1 – 11 Kingsmoor Avenue;
 3. Approved road and turning head;
 4. Adequate parking arrangements for plot 1;
 5. Street lighting scheme;
 6. Swept path analysis for refuse collection.

The approved details shall be implemented and completed prior to the first occupation of the development hereby approved.

2. A visibility splay measuring 2.4 metres by 25 metres shall be provided at the junction of Shirebrook Drive with extension of Whittaker Street to the written satisfaction of the Local Planning Authority before the development is first occupied and shall subsequently be maintained free of obstruction above the height of 0.6m. (HY06 Amended)
3. Minimum hardstandings lengths of 5.0m measured from the future highway boundary shall be provided at all dwellings to the written satisfaction of the Local Planning Authority and thereafter maintained. (HY01 Amended)

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4. The turning facilities indicated on the approved plans (or similar alternative provision that enables construction traffic to enter and leave the site in a forward gear agreed in writing with the Local Planning Authority) shall be provided before construction of the dwellings is commenced and shall subsequently be maintained free of obstruction at all times.
(HY14 Amended)
5. The Developer, within one week of the commencement of development, shall ensure that there is provision to be made for the parking on site of operatives' and construction vehicles together with storage on site of construction materials. The provision shall be retained and used for the intended purpose for the duration of the construction period and that area shall not be used for any other purposes other than the parking of vehicles and storage of construction materials respectively.
6. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.

Reasons

1. To ensure good highway design in the interests of road safety and to maintain the integrity of the adopted highway.
2. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
3. To allow adequate space to maintain a vehicle clear of the highway in the interests of pedestrian safety.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety during construction of the development and thereafter.
5. To ensure adequate off street car parking provision for the duration of the construction period in the interests of road safety.
6. To ensure that the adopted highways are kept free of deposited material from the ground works operations.

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Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 15 September 2025. (N025 Amended)
2. The applicant's attention is drawn to the existence of the non-definitive right of way to the rear of No.'s 1 – 11 Kingsmoor Avenue that abuts and forms a connection with 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)
3. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for and implementation of the proposed access alterations and associated works. The cost of the works will be the responsibility of the applicant. (N011 Amended)
4. The applicant's attention is drawn to the need to complete a Section 38 Agreement under the Highways Act 1980, and a Section 104 Agreement under the Water Industry Act 1991, regarding the future adoption of the proposed roads and sewers. (N008)
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 6189/6650, regarding the operation of this system. (N024)

Date: 18 September 2025

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

HIGHWAYS ASPECTS ONLY