

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/332

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

Planning Application No: 72502

Location: Star Academy, Spring Lane, Radcliffe, Manchester,
M26 2SZ

Development: Variation of condition 2 (approved drawings) following planning permission 70381 to amend the approved drainage strategy, minor revisions to the landscaping proposals and amendments to the building's elevations. Amendments to conditions 3, 7, 9, 11, 12, 13, 14 and 23 to update wording and approved drawings referenced within the conditions

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 approved under Condition 12 of planning permission ref 70381.
2. The development hereby approved shall be carried out in accordance with the details approved under Condition 13 of planning permission ref 70381.
3. The development hereby approved shall be carried out in accordance with the details approved under Condition 14 of planning permission ref 70381.
4. The development hereby approved shall be carried out in accordance with the details approved under Condition 15 of planning permission ref 70381.
5. The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
6. The car parking and drop off facilities indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
7. The bin storage arrangements to be provided within the curtilage of the school site shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

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Reasons

- 1 - 4. In accordance with the principles of the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.
5. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
6. To ensure adequate off-street car parking provision in the interests of road safety.
7. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. The applicant's attention is drawn to the continued need to consult the Department for Place regarding the specification for and implementation of the required highway works and implementation of any required traffic regulation orders. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. The applicant's attention is drawn to the need to complete a Section 38 Agreement under the Highways Act 1980 (or other agreement/method of securing the adoption of the proposed new access road, to be confirmed in due course), and a Section 104 Agreement under the Water Industry Act 1991, regarding the future adoption of the proposed roads and sewers. (N008 Amended)
3. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of retaining structures adjacent to the highway, prior to works commencing. (N019)
4. It would be advantageous for the land affected by the highway proposals to be in the control of the Highway Authority. An appropriate course of action would be the free dedication of the land to the Highway Authority by the freeholder. (N021)

Date: 16 December 2025

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

HIGHWAYS ASPECTS ONLY