

D0277 – Land to side of Genesis House, Stopes Rd, Radcliffe

Planning Statement 05/01/2026

HIGHWAYS COMMENTS

- I have taken these comments on board and our discussion.
- I have amended the Proposed Site Plan drawing:-
 - Amended the red edge boundary to include the land at the South of the site. This increase the vehicle movement and adds one extra parking space.
 - Building moved back away from the road to give a better visibility splay.
 - The drawing shows the increased visibility splay.
- The Existing Site Plan drawing and the Location plan have both been amended to show this increased site area.

CERTIFICATE B

- Certificate B attached.
- The Notice has been served on the Council. You were copied into the email.

ECOLOGISTS COMMENTS ON BNG REPORT

I can confirm we agree with the recommendations of the Ecologists conclusion.

"In conclusion, we are satisfied that the application can be forwarded for determination and that any permission if granted is supported by the conditions above."

COAL AUTHORITY COMMENTS

I note the Coal Authority response that they agree with recommendations from the Phase 1 Report.