

DELEGATED REPORT

Report by Helen Pressley	Date of report: 15/01/2026	Ref: 72575/CONDIS
Registration: 24/11/2025	LDFC: 22/12/2025	Expiry Date: 19/01/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 3 (materials), condition 4 (construction traffic management plan (CTMP)) and condition 10 (surface water drainage) on planning permission 71264

Location: 131 Radcliffe New Road, Radcliffe, Manchester, M45 7RP

Description

Planning permission has been granted for the construction of a single storey dwelling, with accommodation within the roof space that would be provided through the provision of 2no. rear pitched roof dormers. The proposed dwelling would be accessed from Radcliffe New Road utilising an existing access/egress point that is utilised by the retained property at No. 131 Radcliffe New Road.

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Relevant Planning History

63379 - 2 no. rooflights within existing roof at front; 2 no. dormers to the rear; 4 no. rooflights within existing roof at rear; new front wall and gated accesses; extension of existing side garage. - Approve with Conditions 20/12/2018

71264 - Erection of detached dwelling - Approve with Conditions 09/05/2025

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - Additional information requested in relation to points 1, 5, 7 and 8 of the CTMP condition.

Borough Engineer - Drainage Section - Having reviewed the submitted Drainage Strategy, the discharge of Condition 10 is recommended.

United Utilities (Water and waste) - No response

Pre-start Conditions - N/A

Development Plan and Policies

EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/3	Extensions and Alterations
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S1	Sustainable Development
JP-S5	Clean Air
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

Condition 3

Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. *No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design*

In support of the application the applicant has submitted drawing GSSS24100.1 005 and data sheets for bricks, rooflights, tiles, windows and render.

The following materials have been submitted for consideration:

Render

Manufacturer: K Rend

Colour: White

Product: K1 Spray+

Bricks

Colour: Ebony Black

Face Description: Dragfaced

Manufacturer: Ibstock

Brick Dimensions: 215x102x65mm

Roof Lights

Product: MK08 - Triple Glazed

External Colour: Aluminium Black

Internal Colour: White Painted

Dimensions: 1400mmx780mm

Opening: Centre Pivot

Windows

Material: uPVC

Colour: Anthracite Grey Smooth (RAL 7016)

Profile: Modus Standard Sash Casement

Manufacturer: Eurocell

Roofing

Material: Fibre Cement

Colour: Blue-Black

Slate Dimensions: 600x300x4mm

Manufacturer: Cedral by etex

Dormer Tiles

Material: Fibre Cement

Colour: Blue-Black

Slate Dimensions: 600x300x4mm

Manufacturer: Cedral by etex

Product can be used for both, roof and facade

Front Door

Material: uPVC

Colour: Anthracite Grey Smooth (RAL 7016)

Profile: Modus Standard Sash Casement

Manufacturer: Eurocell

Rear Doors

Colour: Anthracite

Material: uPVC

Internal Colour: White

Thickness: 70mm

Glazing: Double glazed 28mm toughened safety

Manufacturer: Eurocell

The proposed materials are considered to be acceptable and this condition can be discharged.

Condition 4

No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

- 1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;*
- 2. Access route for all construction vehicles to the site from the Key Route Network;*
- 3. Access point/arrangements for construction traffic from Radcliffe New Road and all temporary works required to facilitate access for construction vehicles;*
- 4. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;*
- 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Radcliffe New Road;*
- 6. Confirmation of hours of operation and delivery & construction vehicle sizes;*
- 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;*
- 8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;*
- 9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.*

The approved plan shall be adhered to throughout the construction period and the

measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, all in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 Streets for All, JP -C6 Walking and Cycling and JP-C8 - Transport Requirements for New Development.

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.

Photographic dilapidation survey RNRDS has been submitted and includes photographs of Radcliffe New Road, and Leicester Road. The survey includes confirmation of where the photographs were taken.

2. Access route for all construction vehicles to the site from the Key Route Network;

Paragraphs 2.7 and 2.5 of the CTMP confirms that access to the site would be from Radcliffe New Road, from either direction.

3. Access point/arrangements for construction traffic from Radcliffe New Road and all temporary works required to facilitate access for construction vehicles;

Paragraph 2.5 confirms vehicle would approach from either carriageway on Radcliffe New Road and undertaken under the supervision of a trained banksman. Access would be through the existing driveway of No. 131.

4. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;

Paragraph 2.6 confirms the existing fencing and gates on the boundary of the property would remain in place segregating the site from the highway. Heras fencing is proposed to be erected within the boundary to segregate the site from the existing dwelling at 131.

5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Radcliffe New Road;

A scheme of warning/construction traffic speed and safety signage would be implemented as demonstrated within Appendix B of the CTMP.

6. Confirmation of hours of operation and delivery & construction vehicle sizes;

Paragraph 2.3 confirms the size of vehicles, and confirms that articulated lorries would not fit onto the site.

Paragraph 2.15 confirms site working hours. Paragraph 2.13 confirms deliveries would only be received with a Site Manager or representative on site.

7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;

As set out above, banksmen would be utilised. Tracking has been included within the Appendix B of the CTMP includes Swept Paths for the Skip Lorry and a 4 Axle Tipper Lorry.

8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;

Paragraph 2.11 confirms on site parking would be provided at the front of the property. The submitted drawing within the CTMP confirms that this would be within the grounds of the existing dwelling at no. 131 Radcliffe Road. Storage and lay down areas for materials on site have been indicated within the CTMP.

9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

Paragraph 2.20 confirms a wheel washing station would not be possible on site due to the size of the site however a jet washing station would be utilised where necessary to remove dust and debris. Paragraph 3.6 also details how general dust and dirt would be suppressed.

Given the above, and the details submitted within the CTMP it is considered this condition can be recommended for discharge.

Condition 10

No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

Drainage Strategy reference AEG8058_M45_Radcliffe New Road_07 has been submitted in support of the application. This has been reviewed by the Council's Drainage Engineer who has recommended discharge of the condition.

Recommendation: Approve

Conditions and Reasons:

- 1 The following conditions of application 71264 are approved
Condition 3 - Materials
Condition 4 - Construction Traffic Management Plan
Condition 10 - Surface Water Drainage

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 15/01/2026			

