



Mark Jones

PLANNING CONSULTANCY

Scheme for Resurfacing Proposed Site Access and for Drainage

Erection of 14 garages – 2 identical blocks of 7 units each

Lands to rear of Westminster Avenue, Radcliffe, Manchester, M26 3WD

Condition 9 of Application No. 71464

Date 27th April 2026

The existing site access from Westminster Avenue to the entrance gates has been used for many years to access the former Council owned garage site. It is in a reasonable condition and contains a concrete kerb line to delineate it from the adjoining grass verge.

Below is a series of photographs of the site access that show its condition in relation to the public highway at Westminster Avenue.



Tarmac surfaced access to garage site with concrete edgings



Tarmac surfaced access to garage site with concrete edgings

Condition 9 is not considered necessary as the existing site access is perfectly adequate for the proposed garages. It is respectfully requested that there is not a requirement for the site access to be resurfaced to make the development acceptable. This condition should be satisfied based on the existing condition of the access.

A planning appeal has been lodged against this condition and should the Council agree that there is no planning requirement to resurface the site access as per condition 9 then the appeal will be withdrawn.