

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/338

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

Planning Application No: 72346

Location: 74b Water Street, Radcliffe, Manchester, M26 4DF

Development: Conversion of first floor to 1no. self-contained apartment
and first floor rear extension

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of sub-standard pedestrian access arrangements to the self-contained apartment from the unadopted and unlit rear access where parked vehicles and communal refuse bins that obstruct the primary route for pedestrians has not been taken into consideration, to the detriments of pedestrian and personal safety.
2. The proposed bin storage facilities and refuse collection access arrangements are sub-standard as parked vehicles and other communal refuse bins that obstruct the access route to the rear of the property have not been taken into consideration, which would not meet the requirements of Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Comments and Observations

Date: 26 February 2026

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

HIGHWAYS ASPECTS ONLY