

DELEGATED REPORT

Report by Helen Pressley	Date of report: 29/09/2025	Ref: 72279/CONDIS
Registration: 07/08/2025	LDfC:	Expiry Date: 02/10/2025
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 no. 9 (Construction and Environmental Management Plan) of planning permission 69233

Location: Site of former Riverside High School, School Street, Radcliffe, M23 5BW

Description

Planning permission has been granted for a residential development comprising 90 no. two storey dwellings with associated parking and landscaping. There would be two vehicular accesses into the site, one from School Street on the southern boundary and another from Abden Street at the eastern boundary and two additional dedicated pedestrian from School Street and Ulundi Street.

Application to discharge condition no. 9 (Construction and Environmental Management Plan) of planning permission 69233.

Condition 9 has been previously discharged on 1/10/2024. The applicant seeks to amend the access to the Abden Street Access.

Relevant Planning History

69233 - Residential development to erect 90 dwellings with associated parking and landscaping - Approve with Conditions 24/11/2023

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - Recommendation for refusal

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

Condition 9

No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with 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,*

including the need to prohibit/limit the use of the residential street in the Abden Street/Lord Street area;

- 3. Access point(s) for construction traffic taking into consideration existing residential properties and their accesses onto School Street and any temporary works/phasing of the development that may be required to facilitate safe access for construction vehicles;*
- 4. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain adequate levels of visibility onto the adopted highway;*
- 5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;*
- 6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);*
- 7. Confirmation of hours of operation and number of vehicle movements;*
- 8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;*
- 9. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;*
- 10. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted 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. 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 that the adopted highways are kept free of deposited material from the ground works operations., in the interests of highway safety, pursuant to policies H2/2, EN1/2 and HT6/2 of the Bury Unitary Development Plan.

Highways do not consider that the proposal would lead to an improved access for the construction of the development as it is not a straight route, due to the one way working/no entry's in place on the only access route in from A665 Water Street via Lord Street and Ulundi Street, and left/right turns involved by HGV's in tight, Victorian residential street.

You cannot access Abden Street at its westerly end at the signalised junction with A665 Blackburn Street.

The Abden Street route is not suitable due to the street layout, on street parking and will increase turning movements into Lord Street further impacting traffic flows on Water Street.

Turning movements to Sion Street for Hutchinson Way are controlled via the signals, and this impacts less properties. As such it is considered that the applicant should retain the existing approved access route to site.

Recommendation: Refuse

Conditions and Reasons:

- 1 Condition 9 of application 69233 is refused for the following reason:

The Abden Street route is not suitable due to the street layout, on street parking and increase in turning movements into Lord Street further impacting traffic flows on Water Street.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	29/09/2025	HL -	29/09/2025