

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/376

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

Planning Application No: 72645

Location: Parkhills Service & MOT Centre, Edward Street, Radcliffe, Manchester, M26 1JU

Development: Change of use of land from auto service centre (Use Class B2) to a mixed use auto service centre and car sales centre (Use Class B2/Sui Generis)

RECOMMENDATION

I recommend that any planning permission given shall include the following conditions:

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority to a scope and specification to be agreed with the Highway Authority on a topographical based survey of the site and adjacent highways:
 1. Formation of the reinstated footway on the northerly side of Edward Street abutting the site, in a position and alignment to be agreed, incorporating the demarcation of the limits of the adopted highway, provision of dropped pedestrian crossing points at the junctions/access points to be formed/regularised and all associated accommodation works to tie into existing footway limits.
 2. Measures to prevent the discharge of surface water from the proposed accesses/car park onto the adjacent adopted highway.
 3. Signage and/or road marking details for the allocated car parking within the curtilage of the site.
 4. All associated highway and highway drainage remedial works.

The details subsequently approved shall be implemented to an agreed programme and fully completed to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

2. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the access/car park is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
3. The car parking indicated on the approved plans shall incorporate inward opening gates, be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

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Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure adequate off street car parking arrangements for disabled users and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To minimise the standing and turning movements of vehicles on the highway, in the interests of road safety
3. To ensure adequate off street car parking provision, in the interests of highway safety and in the interests of pedestrian safety/compliance with the Highways Act 1980.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 03 June 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for, technical approval and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 15 June 2026

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

HIGHWAYS ASPECTS ONLY