

DELEGATED REPORT

Report by Helen Pressley	Date of report: 19/06/2026	Ref: 73145/CONDIS
Registration: 29/04/2026	LDFC: 04/06/2026	Expiry Date: 24/06/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 7 (landscaping scheme), condition 9 (resurfacing works) and condition 10 (Construction Traffic Management Plan) on planning permission 71464

Location: Land at Westminster Avenue, Radcliffe, Radcliffe, Manchester, M26 3WD

Description

Planning permission has been granted for the construction of 14.no garages. The garages proposed would be constructed in 2 blocks of 7no. units each.

Application to discharge condition 7 (landscaping scheme), condition 9 (resurfacing works) and condition 10 (Construction Traffic Management Plan) on planning permission 71464

Relevant Planning History

71464 - Erection of 14 garages - 2 identical blocks of 7 units each - Approved with Conditions 22/10/2025

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - Conditions 9 and 10 should not be discharged

Greater Manchester Ecology Unit Sufficient information has been provided to partially satisfy Condition 7. The condition will be fully discharged upon erection of the recommended bat and bird boxes and planting of shrubs/trees

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

Condition 7

A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of any further above ground works at the site. The contents of the plan should include native tree and shrub planting and the provision of bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory enhancements and net gains for biodiversity and in the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting, JP-G8: A Net Enhancement of Biodiversity and

Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

A Landscaping and Ecological Enhancements document has been provided along with a Proposed Landscape Works plan (April 2026). Greater Manchester Ecology Unit (GMEU) have reviewed these documents and confirmed that the bat and bird boxes appear to be proposed in suitable locations and they should be placed as high as possible given that the buildings are one-storey only. The scrub and tree proposals also appear appropriate. The boxes and habitat creation provide suitable enhancements, in line with the NPPF.

Sufficient information has been provided to partially satisfy Condition 7. The condition will be fully discharged upon erection of the recommended bat and bird boxes and planting of shrubs/trees

Condition 9

Notwithstanding the details indicated on the approved plans, no further development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

1. Scheme of carriageway resurfacing works on the proposed site access between the junction with Westminster Avenue and the proposed gate position, and all associated remedial/accommodation works;
2. Measures to prevent the discharge of surface water from the site and site access onto the adjacent adopted highway.

The highway works subsequently approved shall be implemented to an agreed programme before the development hereby approved is brought into use.

Reason. To ensure good highway design and the intervisibility of the users of the site and the adjacent highways in the interests of road safety and to maintain the integrity of the adopted highway Development Plan Policies Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places.

No scheme has been submitted in order to discharge the condition. The applicant is advised that should they wish to amend the wording and the requirements of this condition this needs to be done via a S.73 application not through a condition discharge application. Alternatively they would need to wait for the outcome of the appeal.

Condition 9 relates to the condition of the access in its entirety, including at the interface with the adopted highway that has deteriorated as a direct result of the construction works undertaken within the site without the benefit of planning permission.

Condition 10

No further 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, replacement of all boundary features and as a result of any 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 Westminster Avenue 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 Westminster Avenue;

6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on Westminster Avenue and enter and leave the site in a forward gear and number of vehicle movements;
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 residential streets, and 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 Development Plan Policies Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places.

An updated Construction Traffic Management Plan has been submitted, following an initial review by the Traffic Section.

1. Photographs submitted April 2026 showing deteriorated access at the interface with Westminster Avenue which condition 9 seeks to address.
2. Confirmation provided that deliveries of building materials will come from the Prestwich area and the route delivery vehicles will follow from the M60 motorway to Westminster Avenue.
3. The applicant has confirmed that the existing access from the site to Westminster Avenue will be used for all construction traffic. The applicant considers that no temporary works would be required to facilitate access for construction vehicles however the Traffic Section confirm that this requirement relates to the poor condition of the site access where pedestrians cross the site access at Westminster Avenue. *This part of the condition is therefore not satisfied.*
4. No site hoardings are proposed given the small-scale nature of the development.
5. Two 5mph sign would be erected at the site entrance to inform drivers of the speed limit from Westminster Avenue into the site and from the site onto Westminster Avenue.
6. The applicant has confirmed hours of operation, delivery and construction vehicle size. The hand drawn arrows on page 21 of the CTMP do not adequately demonstrate that the vehicles can leave and enter the site in forward gear. *This part of the condition is therefore not satisfied.*
7. The hand drawn arrows on page 22 of the CTMP do not adequately demonstrate that the vehicles can turn and manoeuvre on site. *This part of the condition is therefore not satisfied.*
8. An area for parking has been identified on the site plan.

As the development was commenced without clear photographic evidence of the condition of the adopted highway, the conclusions reached/statements given in the Construction Traffic Management Plan can not be accepted.

The applicant has failed to demonstrate that the site has been/will be built out just using transit sized vans and that these vehicles can adequately leave and enter the site or manoeuvre on site. The level of detail provided within the plans on pages 21 and 22 are

inadequate and can not be accepted.

Recommendation: Split Decision

Conditions and Reasons:

- 1 The following condition of application 71464 can be approved:
Condition 7 - Landscaping Scheme

The following conditions of application 71464 are refused for the following reasons:

Condition 9 - No scheme has been submitted in order to discharge the condition. The applicant is advised that should they wish to amend the wording and the requirements of this condition this needs to be done via a S.73 application not through a condition discharge application. Alternatively they would need to wait for the outcome of the appeal.

Condition 9 relates to the condition of the access in its entirety, including at the interface with the adopted highway that has deteriorated as a direct result of the construction works undertaken within the site without the benefit of planning permission.

Condition 10 - As the development was commenced without clear photographic evidence of the condition of the adopted highway, the conclusions reached/statements given in the Construction Traffic Management Plan can not be accepted.

The applicant has failed to demonstrate that the site has been/will be built out just using transit sized vans and that these vehicles can adequately leave and enter the site or manoeuvre on site. The level of detail provided within the plans on pages 21 and 22 are inadequate and can not be accepted.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	19/06/2026	DM	19.06.2026