

Your ref: 70334
Our ref: BUR/23/505

Bury Council
Planning Services
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

3rd January 2024

Location: Land off Holcombe Grove/south east of Milltown Street, Radcliffe, M26 1SE

Development: Application for permission in principle for residential development of up to 9 no. dwellings.

Thank you for consulting TfGM in respect of Application 70334.

The quantum of development does not trigger the requirement for a highway impact review by TfGM.

In terms of other comments, TfGM would note the following:

- The Metrolink team have replied directly outlining the likely conditions for the development if the planning application were to be approved (see attached).
- The planning statement outlines that access would be available to the site from both Milltown Street and Radcliffe New Road. Access to the site should be designed to ensure the provision of tactile paving and dropped kerbs.

¹TfGM does not have any planning powers and is not a statutory consultee in the planning process. The purpose of the advice offered is to suggest the best way to improve land use / transport integration through the development proposals. Advice is based on the information provided by the applicant, and it is not TfGM's role to undertake detailed verification unless specifically commissioned to do so. ²TfGM control and manage the traffic signals in Greater Manchester, as such any schemes that alter signalised junctions need to be agreed with TfGM. Additionally, where developments impact on signalised junctions, TfGM have a duty of care to ensure that these impacts are satisfactorily mitigated as part of the planning process.



- TfGM would suggest that a review is undertaken of the Traffic Regulation Orders in the vicinity of the development, with a view to introducing additional parking restrictions as appropriate, as well as ensuring adequate parking restrictions remain in place, and are refreshed accordingly. This will help to discourage pavement parking associated with the development and therefore assist in improving the quality of the surrounding public realm.
- TfGM would refer to the LHA to confirm whether the quantum of development triggers the requirement for a Travel Plan. If this is not required, TfGM would recommend that a Travel Pack is produced which could include useful details of the nearest public transport services, journey planning etc.

I hope you find these comments useful in the determination of this planning application. Should you wish to discuss any matter further please do not hesitate to contact the Landuse team via the details below.

Yours faithfully

Landuse Team
Highways Department
Email: landuse@tfgm.com



Every journey. Every day.