

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/285

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72398

Location: Land at Green Street, Radcliffe

Development: Variation of condition No's. 2 (approved drawings), 4 (remediation), 23 (car and cycle parking) and 24 (bin storage) on planning permission 70333 (Mixed-use development comprising 132 apartments, bar, commercial and office spaces) - include a phasing plan with subsequent phasing of the remediation strategy; parking servicing and bin storage arrangements

RECOMMENDATION

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

1. The development hereby approved shall be carried out in accordance with the details approved under condition 22 of planning permission ref 68998.
2. The development hereby approved shall be carried out in accordance with the details approved under condition 23 of planning permission ref 68998.
3. The development hereby approved shall be carried out in accordance with the details approved under condition 24 of planning permission ref 68998.
4. The vehicular and pedestrian access arrangements within the curtilage of the site indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development hereby approved is brought into use/first occupied. This condition can be satisfied in the phases on approved plan reference 121305 100 P1.
5. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the development hereby approved is brought into use/first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. This condition can be satisfied in the phases on approved plan reference 121305 100 P1.
6. The car and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use before the development hereby approved is brought into use/first occupied and thereafter maintained at all times. This condition can be satisfied in the phases on approved plan reference 121305 100 P1.

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7. Bin storage arrangements shall be provided within the curtilage of the development for all uses in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' before the development hereby approved is brought into use/first occupied and shall thereafter be maintained. This condition can be satisfied in the phases on approved plan reference 121305 100 P1.

Reasons

- 1 & 2. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
3. 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.
4. To ensure good highway design in the interests of road and pedestrian safety
5. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
6. To ensure adequate off street car parking provision in the interests of road safety.
7. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. The applicant's attention is drawn to the need to enter into a Section 278 Agreement under the Highways Act 1980 in respect of the works to be carried out on the highway in connection with the proposed development. (N031 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)
4. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary treatment under the adjacent adopted highway.

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Date: 26 November 2025

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

HIGHWAYS ASPECTS ONLY