

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 25/165

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71888

Location: Shore Top Farm, Kearsley Road, Radcliffe, Manchester,
M26 1FA

Development: Construction, operation and decommissioning of a
Battery Energy Storage System (BESS) facility and
associated infrastructure

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans and 'Construction Traffic Management Plan' (24-0306 Issue No. 2 dated July 2025), no development shall commence unless and until a dilapidation survey of the Public Rights of Way leading to, abutting and crossing the proposed site access route in the event that subsequent remedial works are required following construction of the development. Any required remedial works and details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.
2. The site access arrangements, measures and facilities detailed in the approved 'Construction Traffic Management Plan' (24-0306 Issue No. 2 dated July 2025), along with measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations, shall be adhered to throughout the construction period.

Reasons

1. To ensure good highway design and to maintain the integrity of the adopted highway.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent Public Rights of Way, 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.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 07 August 2025. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 7, 9 & 10 St. Saviours, Radcliffe, that form the access to/about/cross the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order. (N003 Amended)
3. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered (without permission), gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
4. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the applicant/developer. (N004 Amended)

Date: 07 August 2025

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

HIGHWAYS ASPECTS ONLY