

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 23/225

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 70002

Location: Site of Radcliffe Leisure Centre, Spring Lane, Radcliffe,  
Manchester, M26 2SZ

Development: Demolition of existing school buildings/temporary leisure  
centre and erection of a two storey temporary school  
building, external landscaping and associated site  
infrastructure

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**RECOMMENDATION**

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

1. No development shall commence unless and until a photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition and construction of, and statutory undertakers connection to, the development has been submitted to and agreed in writing with the Local Planning Authority. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.
2. The development hereby approved shall not be brought into use unless and until the off-highway site access improvements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority.
3. The measures and facilities detailed in the approved 'Demolition and Construction Management Plan' shall implemented to the satisfaction of the Local Planning Authority and be adhered to throughout the demolition and construction periods, with the measures retained and facilities used for the intended purpose for the duration of both periods.
4. The car parking, drop-off and turning facilities indicated on the approved plans shall be provided before the development 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)
5. The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority.

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## **Reasons**

1. To maintain the integrity of the adopted highway, in the interests of highway safety.
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 demolition and construction traffic generated by the proposed development on the adjacent highways, ensure adequate demolition/construction traffic access and materials storage arrangements for the duration of the demolition and construction periods and that the adopted highways are kept free of deposited material from the ground works operations.
4. To minimise the standing and turning movements of vehicles on the highway and ensure adequate off street car parking provision in the interests of road safety.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

## **Comments and Observations**

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)

Date: 21 September 2023

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

**HIGHWAYS ASPECTS ONLY**