

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/245

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71247

Location: Land at the junction of Hollins Brook Way and Pilsworth Road, Bury, BL9 8RR

Development: Application for reserved matters approval (appearance, landscaping, layout and scale) for the Zone 2 development of commercial building (Hub building, Use Class E) car parking, internal roads and a multi-purpose all -weather sports pitch and all details required to discharge the following conditions from application 68530; 4 (Remediation Strategy), 8 (Construction Environment Management Plan), 17 (Risk Assessment), 18 (Construction Traffic Management Plan), 27 (Landscaping), 28 (Materials), 30 (EV Charging), 31 (Floodlighting), 32 (Biodiversity), 33 (Ecology), 35 (Transport)

RECOMMENDATION

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

1. The 'pass gate' located on the route of Public Right of Way No. 81, Bury shall not be locked and incorporate a power assisted push pad for wheelchair users to open the gate, with the route maintained available for the unhindered passage of the public on foot at all times.
2. 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 is brought into use. (HY08 Amended)
3. The turning facilities within the curtilage of the site 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)
4. The car parking (standard car parking spaces, accessible car parking spaces and EV charging spaces) and cycle parking/storage facilities indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the part of the development to which it relates hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

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Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the availability and integrity of the highway network, all in the interests of highway safety.
2. To ensure good highway design in the interests of road and pedestrian safety
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
4. To ensure adequate off street car parking provision in the interests of road safety.

Comments and Observations

1. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 79 & 81, Bury, that abut/crosses part of the site. No development should take place which affects the Right of Ways in the absence of an appropriate closure or diversion order. (N003 Amended)
2. 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, 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.
3. 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 works that affect the Public Rights of Way that crosses the site. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 04 December 2024

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

HIGHWAYS ASPECTS ONLY