

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 25/104

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71528

Location: RTK Grab Hire Ltd, Plant Hire Yard, Wellington Street, Bury,
BL8 2BD

Development: Erection of single storey warehouse and storage building for
Class use B8 with steel portal frame, rendered blockwork
base, steel clad roof, walls and doors, including extension to
service area and carparking from existing contractors service
yard

RECOMMENDATION

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

1. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Wellington Street;
 - Confirmation of hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
 - Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
 - Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

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The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

2. 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)
3. The car parking 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 development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

Reasons

1. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
2. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
3. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety.

Comments and Observations

This recommendation relates to the revised plans received by the Council on 09 May 2025. (N025 Amended)

Date: 12 May 2025

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

HIGHWAYS ASPECTS ONLY