

BURY COUNCIL

DEPARTMENT FOR OPERATIONS

REF NO: 22/309

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68930

Location: Tom Nook Farm, Turton Road, Tottington, Bury, BL8 3QG

Development: Erection of goat shelter; Extension of agricultural bale storage area following the piping of a small ditch and the importation of approximately 256 m³ of inert material

RECOMMENDATION

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

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:

- Photographic dilapidation survey of Public Footpath No. 63, Tottington leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of its use for the importation of inert material;
- Measures to ensure that adequate levels of visibility are provided/maintained at the junction of the site access with Turton Road during construction of the development/material importation;
- Access point(s) for construction traffic from Public Footpath No. 63, Tottington and all temporary works required to facilitate access for ground works/construction vehicles;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on Public Footpath No. 63, Tottington;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Turton Road;
- Confirmation of hours of operation, delivery, construction and material importation vehicle sizes that can be accommodated on the Public Right of Way that serves the site, 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 Public Right of Way/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.

Cont/.....

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

Reasons

To maintain the integrity of the adopted highway, 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.

Comments and Observations

1. 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.
2. The applicant's attention is drawn to the existence of Public Right of Way No. 63, Tottington, which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
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 remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 11 November 2022

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

HIGHWAYS ASPECTS ONLY