

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/159

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68189

Location: 110 Watling Street, Tottington, Bury, BL8 3QJ

Development: Erection of a part agricultural and part equestrian building for the storage of machinery and haylage and the housing of two horses

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:
 - Photographic dilapidation survey of the adopted highway abutting the site in the event that subsequent remedial works are required following construction of the development;
 - Access point for construction traffic from the adopted highway;
 - Hours of operation and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access and measures to protect users of Public Footpath No. 13, Tottington, that crosses the site;
 - Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
 - 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. The areas identified shall not be used for any other purposes other than the 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 occupied.

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2. The access and parking arrangements and turning facilities indicated on approved plan reference C 237 - 2 Revision C shall be provided to the satisfaction of the Local Planning Authority and thereafter maintained.

Reasons

1. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted highways, 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. To ensure good highway design, adequate off street car parking provision and to minimise the standing and turning movements of vehicles on the highway, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the existence of Public Right of Way No. 13, Tottington, across part of the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N003 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any highway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 28 July 2022

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

HIGHWAYS ASPECTS ONLY