

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/135

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 73054

Location: Land to west of Huntley Mount Road, Bury

Development: Erection of 2 No. industrial units (Use Class E(g)(iii) - Industrial processes) and associated fencing

RECOMMENDATION

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

1. Notwithstanding the details shown indicatively on approved plan reference 2108 A1-02 Revision H, no development shall commence unless and until full details of the following have been submitted, to a scope and specification to be agreed, to the Local Planning Authority on a topographical survey of the site and adjacent adopted highways:
 - Formation of the two site accesses onto Huntley Mount Road serving Units 1 & 2 and the Plumbing & Heating Trade Counter, incorporating adequate kerb radii that can accommodate the 7.5T/8m long 'box van' servicing design vehicle, reconstruction/refurbishment of the westerly footway on Huntley Mount Road, demarcation of the limits of the adopted highway and tactile paved crossing points.
 - Provision of 2.4m x 33m visibility splays at the junctions of the two site accesses with no obstructions above the height of 0.6m within them, incorporating full details of, and any alterations required, to existing and proposed boundary treatments/fence lines and details of any foundations required confirming no projections under the adjacent adopted highway.
 - All associated highway remedial/accommodation works required as a result of the proposed development and any statutory undertakers connections to the site.
 - Measures and scheme of works to ensure that surface water is not discharged from the private accesses and car park/servicing hardstandings onto the adjacent adopted highways.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

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2. 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:
 1. Photographic dilapidation survey of the footways and carriageways 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 statutory undertakers connections to the site.
 2. Access route for all vehicles to the site from the Key Route Network.
 3. Access point(s) for construction traffic from Huntley Mount Road and all temporary works required to facilitate access for ground works/construction vehicles.
 4. If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adjacent adopted highway.
 5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
 6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es) onto Huntley Mount Road.
 7. Confirmation of hours of operation and number of vehicle movements.
 8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
 9. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
 10. 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 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.

3. Prior to commencement of the proposed development, a 'Delivery Management Plan' for the development shall be submitted to and approved by the Local Planning Authority confirming that delivery vehicles shall not exceed the size of a 7.5T/8m long 'box van'. The approved plan shall only be implemented and maintained thereafter.

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4. The vehicular and pedestrian access arrangements, turning facilities and bin storage/collection arrangements 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)
5. The car parking and cycle storage arrangements indicated on the approved plans shall be surfaced, demarcated (as appropriate) 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 secure the satisfactory development of the site in terms of highway safety, ensure the intervisibility of the users of the site and the adjacent adopted highways, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. 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.
3. In the interests of highway safety and to ensure that no delivery vehicles larger than the proposed servicing design vehicle will serve the site.
4. 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.
5. To ensure adequate off-street car and cycle parking and to allow adequate space to maintain a vehicles clear of the highway in the interests of road safety.

Comments and Observations

1. This recommendation relates to revised plan reference 2108 A1-02 Revision H received by this Section on 22 June 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)

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3. The applicant's attention is drawn to the need to enter into a Section 50 Licence and follow the Technical Approval process in respect of the works to be carried out on the highway in connection with the proposed development.
(N031 Amended)

Date: 23 June 2026

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

HIGHWAYS ASPECTS ONLY