

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/102

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71688

Location: Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

Development: Replacement dwelling with associated landscaping, servicing and incidental residential use of existing outbuildings

RECOMMENDATION

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

1. No development shall commence unless and until the visibility improvements indicated on approved plan reference 24103_P15G have been implemented to the satisfaction of the Local Planning Authority and maintained thereafter.
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, replacement/removal of all boundary features/hedges and as a result of any statutory undertakers connections to the site that may be required.
 2. Access route for all construction vehicles to the site from the Key Route Network.
 3. Access point/arrangements for construction traffic from and all temporary works that may be required to facilitate access for construction vehicles and retain access for existing residents.
 4. If proposed, details of site hoarding/gate positions.
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Turton Road.
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated at the junction onto/on the private shared access from Turton Road and enter and leave the site in a forward gear, and number of vehicle movements.
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
 8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.

Cont/.....

9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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.

3. The turning facilities indicated on approved plan reference 24103_P15G shall be provided before the dwelling is first occupied 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 facilities indicated on approved plan reference 24103_P15G shall be surfaced and made available for use/implemented to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times. (CAR1 Amended).
5. The refuse storage and access arrangements to be provided within the curtilage of the site for the new dwelling shall be made available for use to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reasons

1. To ensure good highway design and the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and private shared access, 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, all in the interests of highway safety.
3. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
4. To ensure adequate off-street car parking provision in the interests of road safety.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 10 June 2025. (N025 Amended)

Cont/.....

2. The applicant's attention is drawn to the need to consult the Places Department regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the applicant/developer. (N004 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 12 June 2025

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

HIGHWAYS ASPECTS ONLY