

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/326

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

Planning Application No: 72293

Location: Land adjacent to 220 Ainsworth Road, Bury, BL8 2LR

Development: Erection of 1 No. detached dwelling

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:
 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 of all boundary features and as a result of statutory undertakers connections to the site.
 2. Access route for all construction vehicles to the site from the Key Route Network.
 3. Access point/arrangements for construction traffic from Elton Vale Road and all temporary works required to facilitate access for construction vehicles.
 4. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures.
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Elton Vale Road.
 6. Confirmation of hours of operation taking into consideration school start and finish times at Chantlers Primary School, delivery & construction vehicle sizes that can be accommodated on/enter and leave Elton Vale Road in a forward gear and number of vehicle movements;
 7. Measures to control/manage deliveries taking into consideration school start and finish times and 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.
 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.

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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.

2. The vehicular access and parking alterations indicated on approved plan reference R0819-01 Revision M, incorporating the formation of the new shared footway crossing onto Elton Vale Road, reinstatement of the redundant northerly footway crossing to adjacent footway levels, demarcation of the limits of the adopted highway, provision of the ACO drain clear of the adopted highway to prevent the discharge of surface water from the new driveways and all associated highway remedial works required as a result of the construction of the proposed development, boundary wall removal and statutory undertakers connection to the new dwelling, shall implemented to a scope and specification to be agreed with the Highway Authority and fully completed to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied/new parking arrangements brought into use.
3. The visibility splays at the junction of the proposed accesses with Elton Vale Road and at the back of the footway indicated on approved plan reference R0819-01 Revision M shall be implemented to the written satisfaction of the Local Planning Authority before the development hereby approved being occupied/new parking arrangements brought into use and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)
4. The car parking and bin storage arrangements indicated on approved plan reference R0819-01 Revision M 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 occupied/new parking arrangements 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, all in the interests of highway safety.
2. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure adequate off street car parking arrangements for disabled users and maintain the integrity of the adopted highway, all in the interests of highway safety.
3. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

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4. To ensure adequate off street car parking provision, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 24 February 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for, technical approval and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (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: 06 March 2026

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

HIGHWAYS ASPECTS ONLY