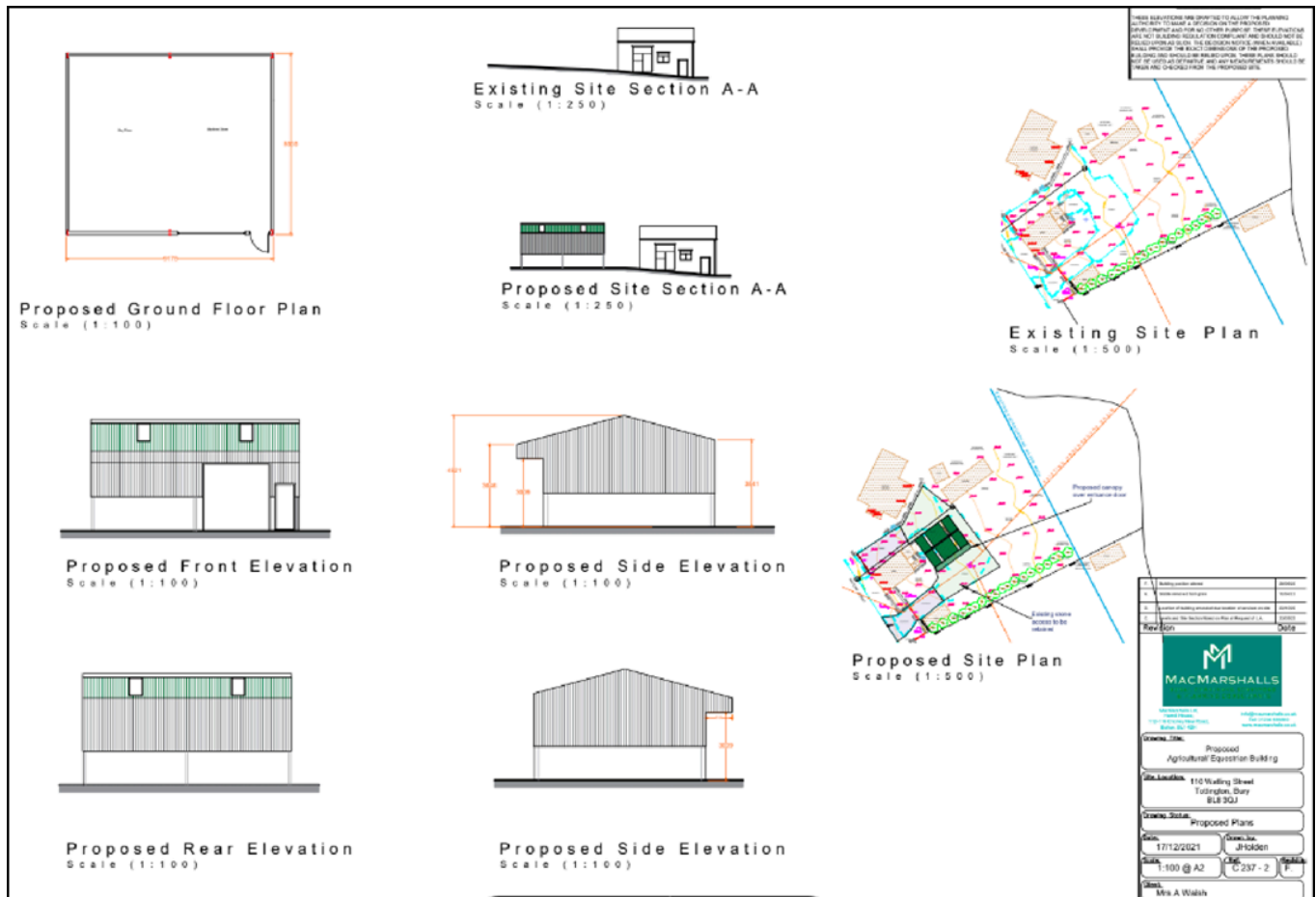


SUPPORTING STATEMENT

2nd June 2025

Discharge of Condition 4 (CTMP) & 6 (Drainage) of Planning Application 70030/FUL (Erection of an Agricultural Building for the Storage of machinery and hay)



110 Watling Street, Tottington, Bury, BL8 3QL

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mrs A Walsh.



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Rev	Date	Description	Prepared	Reviewed	Approved
1	02/06/2025	Supporting Statement	DS	RE	RM

1. INSTRUCTIONS

- 1.1. MacMarshalls Rural Chartered Surveyors & Planning Consultants are instructed on behalf of Mrs A Walsh herein referred to as the 'applicant', to submit a planning application to discharge Condition 4 (CTMP), 6 (Drainage) of Planning Application 70030/FUL

2. CONDITION 4- Construction Traffic Management Plan

- 2.1. This condition states:
- 4. *No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by 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 demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason: Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 2.2. A Construction Traffic Management Plan has been submitted with this application. Full details have been provided in line with the above condition.

3. CONDITION 6- (Drainage)

3.1 This condition states:

- 6. *Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:*

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

3.2 A CCTV Drainage Survey Report has been submitted with this application along with a drainage plan which is contained within the survey report.

CONCLUSION

- 3.1. It is duly requested that conditions 4 & 6 on planning application 70030/FUL are discharged based on the submitted information.
- 3.2. Please contact the author if you have any queries or require further details.

Produced & signed by: David Spring BSc, MSc, MA, PgCERT

Checked and approved by: Robert Mackenzie BSc (Hons) MRICS FAAV

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