

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/257

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

Planning Application No: 73557

Location: Sedgewell, Brandlesholme Road, Tottington, BL8 4DZ

Development: Construction of single storey dwelling to the garden of Sedgewell, with associated site access

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 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 Brandlesholme 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/shared access.
 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 Brandlesholme 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.

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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. 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 first occupied/new access being brought into use.

2. The site access alterations and amended inward opening gating arrangements indicated on approved plan reference 26.688.05 Revision P09, incorporating all associated highway remedial works required as a result of the proposed development and any statutory undertakers connections to the site and measures to ensure that surface water is not discharged from the private shared access onto the adjacent adopted highway, shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being first occupied/new access being brought into use.
3. The vehicular and pedestrian access arrangements, turning facilities and bin storage arrangements within the curtilage of the site indicated on approved plan reference 26.688.05 Revision P09 shall be provided before the dwelling hereby approved 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 arrangements indicated on approved plan reference 26.688.05 Revision P09 shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the dwelling hereby approved being first occupied and thereafter maintained at all times.
(CAR1 Amended).

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 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.
2. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
3. 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.
4. To ensure adequate off-street car and cycle parking and to allow adequate space to maintain vehicles clear of the highway/adjacent access, in the interests of road safety.

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Comments and Observations

1. This recommendation relates to revised plans received by this Section on 06 October 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 any required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
4. The applicant's attention is drawn to the existence of Public Footpath No. 39, Tottington, which abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)

Date: 09 October 2026

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

HIGHWAYS ASPECTS ONLY