



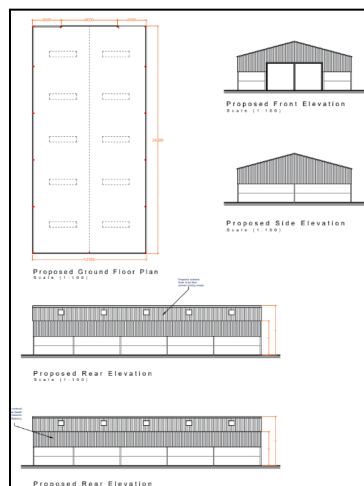
PLANNING STATEMENT FOR A DISCHARGE OF CONDITIONS APPLICATION

24.11.2023

Erection of multi-purpose agricultural building with formation of vehicular access track from Bentley Hall Road

Land adjacent to Bentley Hall Farm, Bentley Hall Road, Bury, BL8 3PH

Planning application number - 69398



Land adjacent to Bentley Hall Farm, Bentley Hall Road, Bury, BL8 3PH

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of Mr & Mrs Speakman.

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1.0 INSTRUCTIONS

- 1.1 MacMarshalls are instructed on behalf of Mr & Mrs Speakman, herein referred to as the 'Applicants', to submit an application for discharge of conditions on application number 69398
- 1.2 This planning statement accompanies a submission to Bury Mbcl for the removal of condition.
- 1.3 No pre application advice has been sought.

2.0 INTRODUCTION & BACKGROUND

- 2.1 The Applicants gained full planning permission for the erection of multi-purpose agricultural building with formation of vehicular access track from Bentley Hall Road on land adjacent to Bentley Hall Farm, Bentley Hall Road, Bury, BL8 3PH

- 2.2 This application seeks to discharge one condition which was attached to the consent, this being:

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:

See details on each bullet point below:

- **Photographic dilapidation survey of Public Rights of Way No.'s 47 Christ Church, Radcliffe & 130, Bury, which forms the access to and abut 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;**

Only access from Roding Brook Road will be taken, no access from Walshaw Road will be taken as the road is in a poor state of repair.

See google map below, photos provided between point A and B, the road is already in a poor condition with large pot holes and poor surface, there is also significant amounts of standing water.

A full schedule of photos has been taken and included.

- **Access route/point(s) for construction traffic to the site from the adopted highway;**

Construction traffic will travel from Roding Brook Road down Bentley Hall Road via the existing wide access road where visibility both left and right is good. Photos of existing access track are shown below:



- If proposed, details of site hoarding/gate positions clear of Public Rights of Way No.'s 47 Christ Church, Radcliffe & 130, Bury;

No site hoardings are proposed

- The provision, where necessary, of temporary pedestrian facilities/protection measures;

No temporary pedestrian facilities will be required

- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;

The applicant will erect 'construction traffic' signs as per chapter 8 as shown below on the access track to warn any pedestrians about the works.

Furthermore, triangle signs will be erected to show any pedestrians that works are ongoing in the area, once works are completed these will be removed.

The majority of the works are within the land itself which does not have any public footpaths, the signs are merely required to warn anyone of the works taking place



- Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the Public Rights of Way that serves the site and number of vehicle movements;

Working hours will be Monday - Saturday 8am - 5pm Sundays and Bank Holidays 9am - 1pm

The access along the public footpath will be minimal and merely be for deliveries only.

- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;

There are ample turning facilities available within the applicants land, vehicles will enter in a forward gear, turn around on site and leave the site in a forward gear, proposed hardstanding has been approved which will allow wagons to turn.

- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials clear of Public Rights of Way No.'s 47 Christ Church, Radcliffe & 130, Bury;

Parking will be provided on the applicant's land, however, it is expected that 2 -3 construction vans will be required only, the development is likely to take 3 -4 weeks to complete.

- Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way/adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and,

The applicant will if required install a wheel wash and jet hose station at the junction with Bentley Hall Road, if required machinery will be washed off before it leaves the site. It is not anticipated that will become an issue as the applicant will install the road first which will allow safe passage for machinery,

- Measures to minimise dust nuisance caused by the operations.

The applicant has a tanker on site should dust be an issue, this will suppress any dust on the site and prevent it becoming a nuisance, photo below shows the tanker.

3.0 CONCLUSION

- 3.1 Following submission of the planning application and subsequent approval by Bury Mbc for the erection of multi-purpose agricultural building at the applicant now seeks to discharge condition 3.
- 3.2 The applicant has provided details of protective measures which will be put in place to protect walkers whilst walking past the site during the construction.
- 3.3 The Application satisfies the policy and guidance relevant to determining the application, therefore we respectfully request the LPA approves the application.
- 3.4 Signed:



24.11.23

Produced & signed by: Robert Mackenzie BSc (Hons) MRICS FAAV

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NB: This report has been prepared on behalf of Mr & Mrs Speakman all the details on the farming system have been supplied by the Applicant and not the Agent.

Ref: C154 - 8 Supporting Statement V1 issued 24.11.23