

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/047

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71506

Location: Land to north of Titus Cottage, 57 Bradley Fold Road,
Radcliffe, Bolton, BL2 5QR

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 abutting the site in the event that subsequent remedial works are required construction of the development and as a result of any statutory undertakers connections.
 2. Access point for construction traffic from the adopted highway and all associated temporary works to facilitate vehicular access to the site.
 3. Proposed site hoardings (if proposed) clear of the adopted highway.
 4. Hours of operation and number of vehicle movements.
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access.
 6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this.
 7. 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.
 8. 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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the works.

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The areas identified shall not be used for any other purpose other than the 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 satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

2. The development hereby approved shall not be first occupied unless and until the access improvements, parking facilities and bin storage arrangements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority.
3. The turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times. (HY14 Amended)

Reasons

1. To maintain the integrity of the adopted highway, mitigate the impact of the demolition/construction traffic generated by the proposed development on the adjacent adopted highways, 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 ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 27 February 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer. (N011 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: 28 February 2025

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY