

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/115

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71320

Location: Land at side of 32 Manchester Road, Ramsbottom, Bury,
BL0 0DH

Development: Erection of 1 No. dwelling

RECOMMENDATION

I recommend that any planning permission given shall include the following conditions:

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:
 - (1) An 'Approval In Principle' (AIP) for all proposed works in the vicinity of the existing back of the footway on Manchester Road/retaining structure, incorporating proposed house foundation details relative to the limits of the adopted highway, full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;
 - (2) Formation of the proposed pedestrian access alterations and connections onto Manchester Road, incorporating confirmation of levels at the interface with existing back of footway and the proposed hardstanding area, demarcation of the limits of the adopted highway, proposed boundary stone wall position and surface water drainage arrangements and foundations that do not discharge onto/encroach under the adjacent adopted highway, works between the private hardstanding and the limits of the adopted highway and all associated highway and highway drainage remedial works;
 - (3) Scheme of footway resurfacing works on Manchester Road and on Public Footpath No. 103, Ramsbottom, in the vicinity of the site to a scope and specification to be agreed.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

2. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:

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- (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;
- (2) Access route for all construction vehicles to the site from the Key Route Network;
- (3) Access point/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian facilities on Public Footpath No. 103, Ramsbottom and Manchester Road and all temporary works required to facilitate access for construction vehicles;
- (4) Hours of work for site preparation, delivery of materials and construction and number of vehicle movements;
- (5) Arrangements for the parking of vehicles for site operatives on land within the applicant's control, together with storage on site or on land within the applicant's control of construction materials;
- (6) Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
- (7) Details of the siting, height and maintenance of any security hoarding clear of the adopted footway on Manchester Road and Public Footpath No. 103, Ramsbottom;
- (8) The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
- (9) A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
- (10) Arrangements for the provision of wheel washing facilities for vehicles accessing/egressing the site;
- (11) 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 control the emission of noise, dust and dirt during construction;
- (12) A scheme for recycling/disposing of waste resulting from construction works.

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.

3. The turning facilities indicated on the approved plans shall be provided before the development 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 alterations indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times. (CAR1 Amended).

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5. The refuse storage and access arrangements to be provided within the curtilage of the site for the new and existing dwellings shall be made available for use to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reasons

1. 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.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, 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.
3. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
4. To ensure adequate off-street car parking provision in the interests of road safety.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 13 August 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 the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of retaining structures adjacent to the highway, prior to works commencing. (N019)
4. 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)

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5. The applicant's attention is drawn to the existence of Public Right of Way No. No. 103, Ramsbottom, that abuts and serves as the vehicular access to 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)
6. 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.

Date: 15 August 2025

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

HIGHWAYS ASPECTS ONLY