

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/183

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71922

Location: Falshaws Farm, Rowlands Road, Bury, BL9 5LJ

Development: Construction of a lined earth bank slurry lagoon

RECOMMENDATION

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

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 Public Right of Way (No. 174, Bury - Rowlands Road) leading to and abutting the site in the event that subsequent remedial works are required following construction of the development.
2. Access point for construction traffic from Public Right of Way (No. 174, Bury - Rowlands Road), including any measures required to ensure adequate visibility is provided at the site access so that users of the Public Right of Way can see and be seen by emerging construction vehicles;
3. Hours of operation, confirmation of delivery & construction vehicle sizes that can be accommodated on the Public Right of Way and number of vehicle movements;
4. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
5. Parking on site of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
6. If proposed, site hoarding/gate positions adjacent to the Public Right of Way;
7. Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way 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 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.

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Reasons

To maintain the integrity of the highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent Public Right of Way, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adjacent highways are kept free of deposited material from the ground works operations, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 04 August 2025. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 172 and 174 (Rowlands Road), Bury that abut/forms the access to the site. No development should take place which affects the Rights of Way in the absence of an appropriate closure or diversion order. (N003 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 (without permission), 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 need to consult the Department of Place regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the applicant/developer. (N004 Amended)

Date: 07 August 2025

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

HIGHWAYS ASPECTS ONLY