

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/026

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

Planning Application No: 72656

Location: Land at junction of Hollins Brook Way & Pilsworth Road,
Bury, BL9 8RR

Development: Erection of leisure pavilion including canteen and gym
facilities, together with external works including multi-use
games area and 2 No. padel courts along with associated
parking provision, landscaping and ancillary works

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 for each phase of the development and shall confirm/provide the following:
 1. 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 construction traffic from the highway network, restricted to a route from Pilsworth Road/Junction 3 of the M66;
 3. Hours of operation and number of vehicle movements.
 4. Access point(s) for construction traffic from Pilsworth Road (to exclude the use of Aviation Road/Public Right of Way [Bridleway] No. 79, Bury) and all temporary works required to facilitate access for ground works/construction vehicles.
 5. If proposed, details of site hoarding/gate positions clear of required visibility splays onto Pilsworth Road/the private industrial estate roads.
 6. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway and to maintain access for users of Public Right of Way [Footpath] No. 81, Bury, that crosses the site.
 7. A scheme of appropriate warning/construction traffic warning signage in the vicinity of the site and its access(es) onto Pilsworth Road.
 8. Confirmation of hours of operation and number of vehicle movements;
 9. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
 10. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.

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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 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.

2. The vehicular and pedestrian access arrangements within the curtilage of the site indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development is brought into use. (HY08 Amended)
3. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the development is brought into use 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/cycle storage arrangements indicated on the approved plans shall be surfaced & demarcated/provided and made available for use to the written satisfaction of the Local Planning Authority prior to the part of the development to which it relates hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

Reasons

1. 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.
2. To ensure good highway design in the interests of road and pedestrian safety
3. 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 parking provision in the interests of road safety.

Comments and Observations

1. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 79 & 81, Bury, that abut/crosses part of the site. No development should take place which affects the Right of Ways in the absence of an appropriate closure or diversion order. (N003 Amended)

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2. 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.
3. The applicant's attention is drawn to the need to consult the Place Directorate (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)

Date: 26 February 2026

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

HIGHWAYS ASPECTS ONLY