

Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details for a scheme of protection for Public Footpath 71BUR indicated as “existing footpath” on drawing number 6071-POZ-XX-ZZ-DR-A-1200 P09 that crosses the site have been submitted to and agreed in writing by the Local Authority. The scheme shall include:

1. Submission of a dilapidation survey of the existing public right of way;
2. A scheme of surface improvements along the public right of way that runs through the site to a scope and specification to be agreed;
3. The arrangement of temporary protection measures that would be installed prior to commencement, to maintain provision of the public right of way through the site, to be maintained free of obstruction and maintained during construction;
4. Submission of a drawing, based on a topographical survey that indicates the existing width and levels of the public right of way and adjacent land;
5. Details of how the public right of way will be maintained free of obstruction, and at its existing width following construction as identified under bullet point 5 above.

The details subsequently approved shall be implemented to an agreed programme.

Reason. To maintain the extent of existing Public Right of Way footpath 71BUR pursuant to Policy RT3/4 - Recreational Routes of the Bury Unitary Development Plan.

If a temporary obstruction of the public right of way Footpath 71BUR is required during development no development shall take place unless and until a closure order has been made to Bury Council and a suitable temporary alternative route(s) made available.

Reason. To maintain the extent of existing Public Right of Way footpath 71BUR pursuant to Policy RT3/4 - Recreational Routes of the Bury Unitary Development Plan.