

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/250

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68885

Location: Land at Carr Bank Lodge, 7 Ramsbottom Lane,
Ramsbottom, Bury, BL0 9DJ

Development: Erection of 1 No. dwelling

RECOMMENDATION

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

1. The development hereby approved shall not be commenced unless and until a photographic dilapidation survey of the access to the site from the adopted highway (Ramsbottom Lane/Public Right of Way No. 277, Ramsbottom) has been undertaken and submitted to/agreed with the Local Planning Authority. Within one month of completion of the development, a further survey shall be undertaken to assess the condition of the route. Any remedial works required as a result of damage caused by construction traffic shall be undertaken at the expense of the applicant to a specification and programme to be agreed with the Local Planning Authority.
2. 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:
 - Access route for construction vehicles to the site from the Key Route Network;
 - Access point/arrangements for construction traffic from Ramsbottom Lane/Public Right of Way No. 277, Ramsbottom, taking into consideration the need to maintain safe pedestrian/vehicular access on the adjacent Public Right of Way, and all temporary works required to facilitate access for construction vehicles;
 - If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian/vehicular access on the adjacent Public Right of Way;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;

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- Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the Public Right of Way that serves the site and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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.

3. The car parking indicated on the approved plans shall be surfaced with permeable/porous paving materials and/or incorporate measures to prevent the discharge of surface water onto the adjacent Public Right of Way and be made available for use to the written satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended).
4. The turning facilities indicated on the approved plans shall be provided before the dwelling is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
5. The bin storage facilities indicated on the approved plans shall be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reasons

1. To maintain the integrity of the adjacent Public Right of Way and in the interests of highway safety.
2. To mitigate the impact of the demolition and 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, in the interests of highway safety.

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3. To ensure adequate off street car parking provision in the interests of road safety and minimise the discharge of surface water onto the adjacent Public Right of Way.
4. To ensure adequate off street car parking provision in the interests of road safety
5. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adjacent Public Right of Way and adopted highway.

Comments and Observations

1. The applicant's attention is drawn to the existence of Public Right of Way No. 277, Ramsbottom, which forms the access to and abuts 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)
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 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. (N004 Amended)
4. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)

Date: 10 October 2023

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

HIGHWAYS ASPECTS ONLY