

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/219

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

Planning Application No: 73410

Location: Former Ambulance Station, Cemetery Road, Ramsbottom,
Bury, BL0 9PU

Development: Demolition of former Ramsbottom Ambulance Station and
erection of 3 No. dwellings with associated parking,
private gardens and landscaping

RECOMMENDATION

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

1. Notwithstanding the details shown indicatively on the approved plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority to a scope and specification to be agreed on a topographical survey of the site and adjacent adopted highways:
 - Reconstruction of the Cemetery Road footway abutting the site, incorporating the formation of the shared footway crossing serving Plots 1 & 2, reinstatement of the redundant vehicular access to the former Ramsbottom Ambulance Station to adjacent footway levels/form the single footway crossing to Plot 3, demarcation of the limits of the adopted highway and all necessary works to tie the extension of the footway into the pedestrian access and gate to Ramsbottom Cemetery.
 - Relocation/replacement of the affected street lighting column and ancillary CCTV equipment in a position and to a specification to be agreed with the Highway Authority.
 - Provision of adequate levels of visibility at the both the junctions with Cemetery Road and at the back edge of the footway in accordance with the standards in Manual for Streets.
 - Measures and scheme of works to ensure that surface water is not discharged from the hardstandings/driveways to Plots 1 - 3 onto the adjacent adopted highways.
 - All associated highway remedial/accommodation works required as a result of the proposed development and any statutory undertakers connections to the site.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

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2. There shall be no direct means of vehicular access between the new dwellings and Cemetery Road other than the shared footway crossing to Plots 1 & 2 and single footway crossing to Plot 3 indicated on the approved plans.
3. 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 footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.
 2. Access route for all vehicles to the site from the Key Route Network.
 3. Access point(s) for construction traffic from Cemetery Road and all temporary works and phasing of the development required to facilitate access for ground works/construction vehicles.
 4. If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adjacent adopted highway.
 5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
 6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Cemetery Road.
 7. Confirmation of hours of operation and number of vehicle movements.
 8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
 9. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
 10. 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. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

4. The car parking and driveway arrangements indicated on the approved plans shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the each dwelling to which it relates being occupied and thereafter maintained at all times. (CAR1 Amended).

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5. Bin storage arrangements shall be provided within the curtilage of each plot in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure the intervisibility of the users of the site and the adjacent adopted highways, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To ensure good highway design in the interests of road safety and to maintain adequate levels of on-street parking on Cemetery Road.
3. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
4. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicles clear of the highway 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. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required highway and street lighting works. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. The applicant's attention is drawn to the need to enter into a Section 50 Licence and follow the Technical Approval process in respect of the works to be carried out on the highway in connection with the proposed development. (N031 Amended)

Date: 27 August 2026

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

HIGHWAYS ASPECTS ONLY