

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/013

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

Planning Application No: 72691

Location: 170 Rochdale Road, Pimhole, Bury, BL9 7DF

Development: Single storey side extension and external alterations to facade

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to a scope and specification to be agreed on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:
 1. Reinstatement of the redundant easterly site access to adjacent footway levels to a scope and specification to be agreed, incorporating the demarcation of the limits of the adopted highway, measures to the retain the back of the footway and prevent the discharge of surface water onto the adopted highway and all associated alterations to existing road markings and highway/highway drainage remedial works.
 2. Removal of the existing barrier and bollards at the westerly site access that physically narrow the existing access/egress arrangements from/onto A58 Rochdale Road to a scope and specification to be agreed **OR** a scheme of highway works to a scope and specification to be agreed to reinstate the part of the westerly site access made redundant by the existing barrier and bollards to adjacent footway levels, incorporating the demarcation of the limits of the adopted highway, , provision of tactile paved crossing points, measures to the retain the back of the footway and prevent the discharge of surface water onto the adopted highway and all associated alterations to existing road markings, highway/highway drainage remedial works and all necessary works within the curtilage of the site to tie into the amended access/agrees position.

The details subsequently approved shall be implemented to an agreed programme, completed prior to substantial completion of the proposed residential development and to the satisfaction of the Local Planning Authority.

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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:
 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 and any temporary works required to facilitate access for ground works/construction vehicles.
 4. If proposed, details of site hoardings positions clear of site access.
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Rochdale Road.
 6. Confirmation of hours of operation and number of vehicle movements;
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
 8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
 9. 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 both periods. 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 satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

3. The turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are 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 indicated on the approved plans shall be allocated as shown, surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

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Reasons

1. To secure the satisfactory development of the site in terms of pedestrian safety, maintain the integrity of the adopted highway and in the interest of disabled users on the adopted highway, all in the interests of highway safety.
2. To maintain the integrity of the adopted highway, 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 ensure that the adopted highways are kept free of deposited material from the ground works operations, all in the interests of highway 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 and arrangements, in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 23 January 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Place Directorate, Engineering Services, regarding the specification for, and implementation of, the required highway works and Technical Approval of the required Section 50 Licence. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 24 February 2026

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

HIGHWAYS ASPECTS ONLY