

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/060

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71365

Location: Land opposite 41 Arthur Lane, Radcliffe, Bolton, BL2 5PR

Development: Demolition of existing stable building and erection of 1
No. dwelling

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 and shall confirm/provide the following:
 1. Photographic dilapidation survey of the Public Right of Way that abuts and serves the site from Arthur Lane in the event that subsequent remedial works are required following construction of the development;
 2. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain adequate levels of visibility onto the adjacent Public Right of Way that serves the site;
 3. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Arthur Lane;
 4. Confirmation of hours of operation, demolition, delivery & construction vehicle sizes that can be accommodated on the adjacent Public Right of Way that serves the site and number of vehicle movements;
 5. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
 6. Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials;
 7. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the demolition works and 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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods.

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The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/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.

2. No development shall commence until details of the vehicular access between the site and the adopted highway at Arthur Lane shall have been submitted to and approved in writing by the local planning authority.
3. The car parking and turning facilities indicated on the approved plans shall be surfaced and made available for use prior to first occupation of the dwelling hereby approved and thereafter maintained available for use at all times.
(CAR1 Amended)

Reasons

1. To maintain the integrity of the 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 demolition and construction periods and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
2. In the interests of highway safety.
3. To ensure adequate off street car parking provision and turning facilities in the interests of road safety.

Comments and Observations

1. 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.
2. The applicant's attention is drawn to the existence of Public Right of Way No. 45, Christ Church, Radcliffe, that forms the access to and abuts the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order. (N010 Amended)

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3. 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)

Date: 20 March 2025

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

HIGHWAYS ASPECTS ONLY