

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/086

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69398

Location: Land adjacent to Bentley Hall Farm, Bentley Hall Road,
Bury, BL8 3PH

Development: Erection of multi-purpose agricultural building with
formation of vehicular access track from Bentley Hall
Road

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:
 - Photographic dilapidation survey of Public Rights of Way No.'s 47 Christ Church, Radcliffe & 130, Bury, which forms the access to and abut 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;
 - Access route/point(s) for construction traffic to the site from the adopted highway;
 - If proposed, details of site hoarding/gate positions clear of Public Rights of Way No.'s 47 Christ Church, Radcliffe & 130, Bury;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the Public Rights 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 clear of Public Rights of Way No.'s 47 Christ Church, Radcliffe & 130, Bury;

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- Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way/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.

2. The vehicular and pedestrian access arrangements, turning facilities and parking/hardstanding for the new agricultural building indicated on approved plan reference C 154 - 7 Revision A, incorporating measures to prevent the discharge of surface water from the vehicular access track onto Bentley Hall Road/ Public Rights of Way No.'s 47 Christ Church, Radcliffe & 130, Bury, shall be implemented to the satisfaction of the Local Planning Authority before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
(HY14 Amended)

Reasons

1. 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.
2. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 31 May 2023. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 47 Christ Church, Radcliffe & 130, Bury, 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)

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3. 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.

Date: 13 June 2023

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

HIGHWAYS ASPECTS ONLY