

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 20/321

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 65859

Location: 3 Hollins Lane, Shuttleworth, Ramsbottom, Bury, BL0 0EQ

Development: Construction of equestrian manège

RECOMMENDATION

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

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 point for construction traffic from Hollins Lane/Public Footpath No. 177, Ramsbottom including measures to ensure adequate visibility is provided at the site access by cutting back the existing hedge so that users of the Public Right of Way can see and be seen by emerging construction vehicles;
- Hours of operation, confirmation of delivery & construction vehicle sizes that can be accommodated on the Public Right of Way and number of vehicle movements;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- If proposed, site hoarding/gate positions adjacent to the Public Right of Way;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way 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.

Reasons

To maintain the integrity of the highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential properties, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adjacent highways are kept free of deposited material from the ground works operations, in the interests of highway safety.

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Comments and Observations

The applicant's attention is drawn to the existence of Public Right of Way No. 177, Ramsbottom (Hollins Lane) that abuts/forms the access to the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N003 Amended)

Date: 12 January 2021

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a horizontal line and a small dash.

Head of Engineering

HIGHWAYS ASPECTS ONLY