

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/312

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70265

Location: Birch Hey Farm, Turton Road, Tottington, Bury, BL8 3QG

Development: Change of use of field from agricultural land to domestic keeping of horses (Sui Generis); Erection of a new stable block, fenced exercise area and associated access track

RECOMMENDATION

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

1. The development hereby permitted shall be used for domestic purposes only and only in association with resident/s of Birch Hey Farm.
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:
 - Photographic dilapidation survey of the adopted abutting the site access in the event that subsequent remedial works are required following construction of the development;
 - Access route for all construction vehicles to the site from the Key Route Network;
 - Access point/arrangements for construction traffic from Turton Road and all temporary pedestrian facilities/protection measures that may be required to retain safe access to Public Footpath No. 61, Tottington, and any temporary works clear of the Right of Way to facilitate safe access for construction vehicles, including the provision/retention of adequate levels of visibility at the junction with Turton Road, prior to commencement of construction;
 - If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of on the adopted highway;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Turton Road;
 - Confirmation of hours of operation 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;

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- 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. 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.

3. The car parking and associated turning facilities indicated on approved plan reference BHF_TR/B-ERC-PSP01 Revision D shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended)

Reasons

1. 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 that the adopted highways are kept free of deposited material from the ground works operations.
3. To ensure adequate off street car parking provision and to minimise the standing and turning movements of vehicles on the site access, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 09 February 2024. (N025 Amended)
2. 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.

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3. The applicant's attention is drawn to the existence of Public Right of Way No. 61, Tottington, 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)

Date: 13 March 2024

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

HIGHWAYS ASPECTS ONLY