

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/131

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

Planning Application No: 73094

Location: Land adjacent to 27-29 Tarn Drive, Bury, BL9 9QB

Development: Erection of 1 No. dwelling

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 a scheme of highway works, incorporating the provision of a new footway crossing, demarcation of the limits of the adopted highway with edgings and all associated highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, have been agreed with the Highway Authority. The highway works subsequently agreed shall be implemented to the satisfaction of the Local Planning prior to the dwelling hereby approved being first occupied.
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 construction vehicles to the site from the Key Route Network.
 3. Access point/arrangements for construction traffic from the adopted highway, all temporary works required to facilitate access for construction vehicles and retain access for existing residents.
 4. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto the adopted highway.
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on/enter and leave the adjacent residential streets in a forward gear and number of vehicle movements.

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7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site/adjacent adopted highways 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 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.

3. The visibility splays indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development is first occupied/new driveway is brought into use and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)
4. The car parking/new driveway indicated on the approved plans shall implemented to the dimensions shown, be surfaced in a permeable/porous material and/or incorporate measures to prevent the discharge of surface water onto the adopted highway and be made available for use/implemented to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved, and thereafter maintained at all times. (CAR1 Amended).
5. The refuse storage arrangements to be provided within the curtilage of the site for the new dwelling shall be made available for use to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reasons

1. To ensure good highway design and to maintain the integrity of the adopted highway.
2. To 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, all in the interests of highway safety.
3. To the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

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4. To ensure adequate off-street car parking provision and to minimise the standing and turning movements of vehicles on the highway, in the interests of road safety.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of the dwelling.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 14 July 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for, and implementation of, the required highway works. The cost of the works will be the responsibility of the applicant/developer. (N004 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 22 July 2026

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

HIGHWAYS ASPECTS ONLY