

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/384

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

Planning Application No: 72383

Location: Smithie Garage, Spring Street, Ramsbottom, BL0 9JQ

Development: Conversion of former garage into 1 No. two storey dwelling

RECOMMENDATION

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

1. The development hereby approved shall not be commenced unless and until a photographic dilapidation survey of the access to the site (Caltha Street) has been undertaken, submitted to, and agreed in writing by the Local Planning Authority. Within one month of the completion of the development a further survey shall be undertaken to assess the condition of the route in relation to this dilapidation survey and the dilapidation survey submitted as part of condition 14 of application 68578 to identify any remedial works required. Any remedial works as a result of damage caused by the demolition/construction traffic shall be undertaken at the expense of the applicant, to a specification commensurate to the status of the access and to a programme to be agreed with the Local Planning Authority.
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. Access point for construction traffic from the adopted highway/unadopted Caltha Street;
 2. Site hoardings (if proposed) clear of the approved turning facility and any access to the adjacent residential properties;
 3. Hours of operation and number of vehicle movements;
 4. A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access from Spring Street;
 5. Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
 6. Delivery management arrangements to ensure that such vehicles do not obstruct the adopted highway or access to the adjacent residential properties;

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7. 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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/construction materials.

3. The development hereby approved shall not be first occupied unless and until the pedestrian access alterations indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained.
4. Bin storage arrangements shall be provided within the curtilage of the dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

1. To maintain the integrity of the unadopted highway 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 adopted highways, 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.
3. To ensure good highway design and secure satisfactory pedestrian and vehicular access to the development, in the interests of highway safety.
4. 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 18 December 2025. (N025 Amended)
2. The applicant's attention is drawn to the potential need to consult the Department of Operations regarding the specification for and implementation of required highway remedial works on Spring Street and Caltha Street. The cost of the works will be the responsibility of the developer. (N011 Amended)

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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: 17 February 2026

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

HIGHWAYS ASPECTS ONLY