

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/111

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70697

Location: Pilsworth Lake/Fisheries, Moss Hall Road, Bury, OL10 2RF

Development: Erection of café/shop (Use Class E), rebuilding of existing boathouse and associated access road, parking & landscaping

RECOMMENDATION

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

1. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:
 - (1) Photographic dilapidation survey of Public Footpath No. 2, Whitefield, that forms the access to and serves the site from Moss Hall Road in the event that subsequent remedial works are required following construction of the development and as a result of any statutory undertakers connections to the site;
 - (2) Access route for all construction vehicles to the site from the Key Route Network;
 - (3) Access arrangements for construction traffic in order to safely access the site via Public Footpath No. 2, Whitefield, taking into consideration the need implement, in whole or part (to be agreed with the Local Planning Authority and Highway Authority prior to commencement of the development), of the site access and passing place improvements/arrangements indicated on approved plan reference SCP/230948/D01 Revision A, any additional measures required to maintain safe pedestrian access along the Public Right of Way during the construction period, and all temporary works required to facilitate access for construction vehicles;
 - (4) Hours of work for site preparation, delivery of materials and construction and number of vehicle movements;
 - (5) Arrangements for the parking of vehicles for site operatives on land within the applicant's control, together with storage on site or on land within the applicant's control of construction materials;
 - (6) Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and measures to control/manage delivery vehicle manoeuvres, including details of areas designated for the loading, unloading and storage of plant and materials;

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- (7) Details of the siting, height and maintenance of any required security hoarding clear of Public Footpath No. 2, Whitefield;
- (8) The provision, where necessary, of temporary pedestrian facilities/protection measures on the Public Right of Way that crosses the site;
- (9) A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
- (10) Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- (11) Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways or 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 control the emission of noise, dust and dirt during construction;
- (12) A scheme for recycling/disposing of waste resulting from construction works.

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.

2. The site access and passing place improvements/arrangements indicated on approved plan reference SCP/230948/D01 Revision A shall be implemented to a programme to be agreed with the Local Planning Authority and fully completed prior to the development hereby approved being brought into use.
3. The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
5. Refuse storage and access arrangements shall be provided within the curtilage of the site and be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reasons

1. To 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.

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2. To secure the satisfactory development of the site in terms of highway safety.
3. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
4. To ensure adequate off-street car parking provision in the interests of road safety.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any highway remedial works that may be required as a result of the construction of the development. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way (Public Footpath) No. 2, Whitefield, that forms the access to and crosses the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
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.
4. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024)

Date: 21 August 2024

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

HIGHWAYS ASPECTS ONLY