

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/377

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

Planning Application No: 72670

Location: Cygnet Hospital, The Gate House, High Bank, Bury,
BL8 2BS

Development: Prior approval for proposed demolition of existing building

RECOMMENDATION

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

1. The works hereby approved shall adhere to the capacity limits and restrictions for loads identified in the 'Bridge Assessment Report' (Revision B dated 07.04.26) by Reid Jones Partnership, and the pending assessment of the North span of the bridge.
2. The measures and facilities indicated in the submitted 'Building Method Statement', in addition to the need to undertake a photographic dilapidation survey of the adopted highways leading to and abutting the site (to a scope to be agreed) and any traffic management, pedestrian safety measures and subsequent remedial works required by the Highway Authority as a direct result of the demolition of the building, shall be adhered to throughout the demolition period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition period. All highway remedial works identified as a result of the dilapidation survey undertaken shall be implemented to the satisfaction of, and to a timescale to be agreed with, the Local Planning Authority.

Reasons

- 1 & 2. To mitigate the impact of the demolition 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 demolition period, ensure that the adopted highways are kept free of deposited material from the demolition operations and in order to maintain the integrity of the adopted highway, all in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the 'Structural Calculations for Bridge Assessment' received by this Section on 13 April 2026. (N025 Amended)

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2. The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Operations detailing any proposed demolition works in connection with the proposed development. (N020)
3. The applicant's attention is drawn to the existence of Public Right of Way (Bridleway) No. 186, Bury, 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)
4. 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 as 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.

Date: 17 April 2026

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

HIGHWAYS ASPECTS ONLY